# ROMAN CATHOLIC PURPOSES IN CONNECTION WITH THE CONGREGATION OF THE MOST HOLY REDEEMER

England & Wales · Charity number 252041

## Details

| | |
|---|---|
| **Other names** | THE CONGREGATION OF THE MOST HOLY REDEEMER, REDEMPTORISTS |
| **Status** | Registered |
| **Legal form** | Trust |
| **Registered** | 1967-05-10 |
| **Register** | View on the Charity Commission register |

## Contact

| | |
|---|---|
| **Address** | St. Marys Monastery<br>8 Clapham Park Road<br>London<br>SW4 7AP |
| **Phone** | 0207 501 3988 |
| **Email** | provincial@redemptorists.co.uk |
| **Website** | www.redemptorists.co.uk |

## Activities

**Objects:** CHARITABLE PURPOSES WHICH ADVANCE THE RELIGIOUS AND OTHER CHARITABLE WORK FOR THE TIME BEING CARRIED ON BY OR UNDER THE DIRECTION OF THE SOCIETY AS THE TRUSTEES WITH THE APPROVAL OF THE SUPERIOR SHALL FROM TIME TO TIME THINK FIT.

**Activities:** Summarised in Trust Deed"The Charitable purposes which advance religious and other charitable work for the time being carriedon by orunder the direction of the Society as the Trustees with the approval of the Superior shall from time to time think fit". Current activities:Care Parish/Communities,Retreat Centre,Missions,Homeless Centre,Prison/Hospital Chapl., Publish/distr. Christian literature

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## Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Religious Activities
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Defined Groups, The General Public/mankind

## Geography

- Scotland
- Zimbabwe
- Birmingham City
- Hampshire
- Lambeth
- Liverpool City

## Finances

| Period end | Income | Expenditure | Assets | Employees |
|---|---|---|---|---|
| 2024-12-31 | £1,553,286 | £1,801,173 | £18,539,229 | 27 |
| 2023-12-31 | £1,225,339 | £1,790,737 | £18,997,091 | 26 |
| 2022-12-31 | £3,947,048 | £2,284,276 | £19,373,356 | 22 |
| 2021-12-31 | £1,216,568 | £1,408,284 | £18,454,485 | 25 |
| 2020-12-31 | £832,642 | £1,161,781 | £18,245,032 | 28 |
| 2020-04-05 | £1,751,310 | £1,771,426 | £17,463,994 | 30 |

## Trustees

| Name | Role | Appointed |
|---|---|---|
| **Very Rev Fr Richard Reid CSsR** | Chair | 2012-01-09 |
| REV TIMOTHY BUCKLEY CSSR | | 2015-01-11 |
| Rev ANDREW BURNS CSSR | | 2015-01-11 |
| Rev Denis McBride | | 2023-01-11 |
| Rev Elias Gweme CSSR | | 2020-06-12 |

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**ROMAN CATHOLIC PURPOSES IN CONNECTION WITH THE CONGREGATION OF THE MOST HOLY RE**

England & Wales - Charity number 252041

# Accounts

Registered Numbers 252041/SC039359

# ROMAN CATHOLIC PURPOSES IN CONNECTION WITH THE CONGREGATION OF THE MOST HOLY REDEEMER (KNOWN AS THE CONGREGATION OF THE MOST HOLY REDEEMER AND THE REDEMPTORISTS)

## ANNUAL REPORT

## FOR THE YEAR ENDED 31 DECEMBER 2024

**THE CONGREGATION OF THE MOST HOLY REDEEMER**

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**FOR THE YEAR ENDED 31 DECEMBER 2024**

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## THE CONGREGATION OF THE MOST HOLY REDEEMER

### CHARITY INFORMATION

### FOR THE YEAR ENDED 31 DECEMBER 2024

| | |
|---|---|
| **TRUSTEES:** | Rev R Reid C.Ss.R<br>Rev A Burns C.Ss.R.<br>Rev T Buckley C.Ss.R.<br>Rev E Gweme C.Ss.R<br>Rev D McBride C.Ss.R. |
| **FINANCIAL DIRECTOR:** | Mrs S Perrins (Until April 2025) |
| **REGISTERED OFFICE:** | St Mary's<br>8 Clapham Park Road<br>Clapham<br>London<br>SW4 7AP |
| **REGISTERED NUMBERS:** | 252041<br>SC039359 |
| **AUDITORS:** | Azets Audit Services<br>Athenia House<br>10-14 Andover Road<br>Winchester<br>Hampshire, SO23 7BS |
| **BANKERS:** | NatWest<br>City of London Office<br>1 Princes Street<br>London, EC2R 8PH |
| **SOLICITORS:** | Gunnercooke<br>1 Cornhill<br>London, EC3V 3ND<br><br>Pothecary Witham Weld<br>84 Eccleston Square<br>London, SW1V 1 PX |

The Trustees present their report with the financial statements of the Charity for the year ended 31 December 2024. The financial statements have been prepared on the accounting policies set out in note 1 to the financial statements and comply with the Charity's trust deed, applicable law and the requirements of the Statement of Recommended Practice "Accounting and Reporting by Charities" issued in 2019.

## OBJECTIVES AND ACTIVITIES

The Trust Deed dated 23 February 1967 which is the governing document of the Congregation sets out its objective: "The charitable purposes which advance the religious and other charitable work for the time being carried on by or under the direction of the Society as the Trustees, with the approval of the Superior, shall from time to time think fit".
The Congregation continually assesses the effectiveness with which it achieves this objective: though such reviews are not always or easily subjected to statistical analysis as much of the work is of a 'spiritual' nature. The Trustees co-ordinate the work of around sixty-five members of the Congregation based In the UK and Zimbabwe and a larger number of people who work for the Congregation, largely on a voluntary basis. There are currently five Redemptorist communities in the UK and four in Zimbabwe. During this reporting period four confreres died. For the purpose of reporting on Public Benefit, the various activities of the Charity and its charitable work are listed with greater detail.

The trustees confirm they have complied with the duty under the Charities Act 2011 to have due regard to public benefit guidance published by the Charities Commission.

## PARISHES

Parish Communities: The Redemptorists staff four parishes in England:

### St Mary's, Clapham

This is a large, multi-racial Catholic parish in south-London with a wide socio-economic mix. Two Redemptorists are fully occupied with the parish. Other members of the community assist with the church services.

- The church is open seven days a week providing Catholic worship and the opportunity for anyone to spend a few minutes in quiet prayer or reflection.
- About 1,000 worshippers attend Mass each Sunday.
- There is a large and highly successful primary school to which the parish priests offer chaplaincy support and serves on the Governing Body,
- The priests are also catholic chaplains to Trinity Hospice where they visit the patients and are available 'on call'. This ministry is supported by the Charity as they receive no stipend or salary.
- Some of the confreres are engaged part-time with missions and retreats and do supplies in the local dioceses. The Mission Coordinator for the Province lives and works from here.
- The ground floor of the Monastery is used for parish and ecumenical meetings and courses.
- The Ace of Clubs is a Registered Charitable Company under the Trusteeship of the Redemptorists. Three Redemptorists are involved in the Trustees Committee. The club is housed in the old school building and forms an integral part of the community outreach of the parish. It is a day drop-in centre providing meals and practical support for homeless men and women. Under its lay director and dedicated team, it has had another successful year. An IT education suite is available to assist the Ace of Clubs clients to develop basic IT skills and provide short-term education programmes. There is a charity shop which help to provide financial support for the Centre. Also, in collaboration with other centres, the Ace of Clubs shares in a scheme to provide overnight accommodation. The Trustees have established a Trustees Committee to provide specialised support and oversight of the activities of the Ace of Clubs
- There are strong ecumenical links with the local Christian churches and with other centers for the homeless

### The Abbey Parish, Erdington, Birmingham

This is a large, vibrant parish staffed by three Redemptorists that attracts people from beyond the parish boundaries.

- On Sunday there are over 1,200 worshippers at Mass and the church is open every day for worship, private prayer and reflection
- There are two Catholic schools within the parish: The Abbey Primary school, and St Edmund Campion Comprehensive School. The parish priest serves on the Governing Body and is Chaplain to the primary school.
- The parish priest also serves, one day a week, Chaplain-on-call for Good Hope General Hospital, Sutton Coldfield, and the local John Taylor Hospice.

- The Redemptorist priests are also chaplains to a number of residential care homes within the parish.
- The parish hall is used extensively by parish and other groups with activities available to anyone from the local community.
- One Redemptorist Brother is engaged in pastoral work for asylum seekers and refugees.
- There is an active lay group of the St Vincent de Paul Society that seeks to serve the needs of the local poor and needy families and has become the biggest food donor to Erdington Food Bank.

**Bishop Eton, Liverpool**
This is a very popular parish church in a residential area of south Liverpool. It is staffed by a priest from the community: the parish priest. Other members of the community are also involved with the celebration of Mass and other services within the church.

- The church is open every day, through the day, offering Catholic worship and opportunities for personal prayer and reflection.
- There are approximately 500 worshippers who attend the Sunday Masses
- There is a Catholic primary school, and the parish priest is the Chaplain. There is also a private Catholic preparatory school within the parish boundary.
- The Fisher-More Hall is used by a variety of groups including Parents and Toddlers, and for fund-raising events for Third World Projects. It is also a local polling station when required.
- Members of the community also occasionally engage in giving parish missions in parishes around the country by local invitation, and retreats to religious communities and programmes of Marriage enrichment.
- Post Covid, the Parish Priest has continued to keep contact with the Parish and school by means of a weekly online message, which the parishioners are encouraged to follow. Most of the parish Masses are livestreamed which is especially appreciated by those who are unable to get to the church for regular masses, funerals and weddings.

**St Mary's Woolton, Liverpool**
In 2011 the Archdiocese of Liverpool requested that the Trustees accept the pastoral care of the neighbouring parish of St Mary's, Woolton. St Mary's parish is of a similar size to Bishop Eton. The pastoral care of St Mary's has developed well with the members of the community assisting the full time Redemptorist Parish Priest in the provision of church services. St Mary's also has its own Catholic Primary School.

**St Benet's**
The Redemptorists withdrew from St Benet's, Sunderland in 2011. In consultation with the local Catholic Diocese of Hexham and Newcastle, the Charity has gifted of Church of St Benet's to the Diocese for its continuing use on the condition that should the Diocese no longer wish to use it, ownership will revert to the Charity. We continue to seek a buyer for the unoccupied adjoining monastery. These negotiations have continued throughout the current reporting period)

**Further note**
Every Catholic parish is a constituent part of the local Catholic Diocese. By the staffing of these parishes, we are also contributing to the overall Public Benefit of these Registered Charities: Southwark (South London & Kent); Birmingham; Liverpool.

## PASTORAL CENTRES

The Charity currently owns and runs a Pastoral & Retreat Centre.

**St Mary's, Kinnoull, Perth.**
St Mary's Monastery has been the Redemptorists principal location in Scotland since the Monastery was first built in the 1860's. It was a community home for the charity's members, Redemptorist priests and brothers based in Scotland. In addition to the resident community it has also served as a Retreat Centre for clergy and lay retreats. This ministry has greatly expanded over the past forty years. Today, in addition to the two renewal courses for seven weeks, there are variety of retreats for the Catholic and Christian community. 'Kinnoull' provides retreat and conference facilities for a wide variety of organisations including the Episcopal Church, Alcoholics Anonymous, professional groups, and self-help groups. In this reporting year we took new steps to strengthen our ecumenical outreach to other Christian Church groups in Scotland, and our ministry to young adults. 'Kinnoull' provides a daily Mass in the Monastery which is open to the local Catholic community. It is also a base for ministry in parishes across Scotland. It is also used by the Province for our own Provincial and Congregational meetings and retreats.

Our community is now 4 persons. We have decided on a strategy to ensure our continued health and well-being. We have drawn up a programme to keep us engaged daily in an agreed way of living.

**St Clement's, Chawton, Alton.** There is only one Redemptorist belonging to the community who is the full-time Director at Redemptorist Publications. Redemptorist Publications is a separate Registered, Charitable Company under the same Trustees as the Main Charity. Since the beginning of the pandemic, a weekly Garden Mass is recorded at St. Clement's and made available through Redemptorist Publications for those who still cannot attend their parish church. Average weekly views are around 1,500 – so there are probably around 2,000 viewers each week from around the world.

## THE REDEMPTORIST MISSION, ZIMBABWE

The Redemptorists are based in three locations in Harare from where they serve a number of township parishes and outlying areas where some for the poorest are living. As this community is still growing it is called a *Region* with a local administration but it remains under the auspices of the Trustees of the London Province. The Region's activities include:

- The staffing of two township parishes of Tafara, and Mabvuku, and the very poor settlement of Eastview and an extension area named popularly as Charlotte Brook.
- The staffing of a residential parish of Borrowdale, and Hatcliffe.
- The staffing of a rural mission in Chiweshe with over 15 outstations.
- The formation and education of future Zimbabwean Redemptorists at the Jesuit Arrupe College in Harare and a shared formation programme with Redemptorists from Kenya and South Africa.

- One of the Brothers is responsible for a feeding and basic education programme for 20,000 children.
- One Brother works in our school for poor children called Mavambo.
- One Brother heads an administration outreach team in Mavambo
- In consultation with the Province Trustees, the leadership team in Zimbabwe agreed to accept the invitation of the Archdiocese of Harare to take pastoral responsibility for a rural mission at Chiweshe mentioned above, which is approximately two hours' drive from Harare. A Redemptorist priest is working full time as parish priest and is regularly assisted by two others. A significant financial investment is required to provide a community house and other basic infrastructure.

All this work is managed by fundraising and donations. The Congregation does not receive any grants for the education of the students and the administration of the parishes.

The Region of Zimbabwe also supports the mother Province with the presence of five of its members who work in our parishes in Birmingham and Clapham; one is a brother who serves as Provincial Secretary and is part of the management team at the Ace of Clubs in Clapham and is also our Safeguarding Lead.

This variety of activity in the different communities of the Congregation in the UK and Zimbabwe is brought together in the common objective described in the Constitutions and Statutes which govern the Congregation throughout the world and which are approved by the Roman Catholic Church, in which it is stated: "Preference for situations where there is a pastoral need, that is, for evangelisation in the strict sense together with the choice in favour of the poor and promoting their fundamental rights to justice and freedom. The means employed must be effective and at the same time consistent with the Gospel".

During this past year, there has been continuing political instability in Zimbabwe with hyper-inflation and much poverty. Even the meagre parish collections of a few dollars a month have disappeared, and even more assistance must be provided from UK.

**Volunteers**

The London Province of the Congregation of the Most Holy Redeemer benefits from the help of many volunteers, whose work and commitment varies from place to place. in the parishes. for example, many people assist with the work of the local community, some on a casual basis and others on a more regular basis. The monetary value of such charitable assistance is considerable and difficult to calculate.

Each year, also, a large number of people help in fund-raising for the Congregation's work in Zimbabwe, where our priests and brothers make a significant difference to the living conditions of many of the local people in the vicinity of Harare.

The Provincial Council has developed a programme of formation for Redemptorist Lay Missionaries and Associates.

**ACHIEVEMENTS AND PERFORMANCE FOR THE YEAR TO 31 DECEMBER 2024**

The Congregation of the Most Holy Redeemer has the responsibility within the Roman Catholic Church of explicit preaching of the Christian Gospel. In achieving this aim the Congregation within the UK works in co-operation with the Congregation throughout the world and with the diocesan bishops of England & Wales, and Scotland.

**The major objectives for The Trustees in 2023/2024 included: -**

**Developing the province plan:** The Trustees continue their reflections on the future 'shape' of the London Province of the Redemptorists. In addition to the criteria mentioned above the following has an important bearing on the decisions of the Trustees: the ageing profile of the members; the lack of men in formation, and the pastoral needs of the wider Catholic community in the next few years.

**Collaboration with other Redemptorists**: After the last General Chapter of the Redemptorist Congregation in Rome, 2022, the five regional Conferences that were established to promote restructuring and to further the aims of the Congregation, continued to develop this project.

**The Conference of Europe:** The London Province of the Redemptorists is part of the Conference of Europe, and Fr Provincial (The Chair of Trustees) participates in its meetings.

**At North European Regional level** there are regular meetings of the Provincial Councils of the London, Dublin, St Clements Provinces, (the latter is an amalgamation of the Redemptorists of north Germany, Holland, Switzerland, and the Flemish region of Belgium) and the Province of Vienna/Munich. At these meetings we are looking at ways of greater collaboration within our north European region with a view to the formation of a single Northwest European Province, starting with a Federation to be established in August 2025.

The Body of Trustees is registered with the UK Border Agency to act as a sponsor for Redemptorists working in the UK as religious workers.

- **Developing the mission In Zimbabwe.** In the current financial year a substantial amount was donated to the communities based in and around Harare. This funding supports thirty-five priests and brothers who are already members of the Congregation or who are training to become members. The work of these members, both in terms of spirituality and material support, is substantial, particularly for those in the townships of Tafara and Mabvuku, near Harare, and Eastville and Hatcliffe, where people live in extreme poverty. The mission to Chiweshe continues to develop.

- **Working for new ways to proclaim the Gospel**
- **St Mary's Perth:** the work of retreats and courses in human and spiritual development carries on to good effect.
- **The Ace of Clubs,** Clapham, London, is a day drop-in centre for homeless and marginalised people offering meals, showering and laundry facilities, and other professional services. It is a separate Charity under the Trustees of the main Charity and it is located in an old school building next to St Mary's Monastery. The Ace of Clubs is able to offer the poor and most vulnerable the option of a 'take away' meal of hot food and refreshments or to sit in the dining room. The Ace of Clubs is the only place in our area providing for this clientele at this time and as such we are feeding up to 180 people a day.
- The giving of one or two week **Parish Missions** has been one of the traditional ministries of the Redemptorist Congregation. This ministry is for the maintenance and the promotion of the Christian/Catholic religion. Despite the small number of Redemptorists available for this ministry due to our ageing profile, there remains a steady demand for the services of those Redemptorists who are engaged in this work.

## IMPROVEMENTS TO PROPERTIES

**St Mary's, Clapham**
**St Mary's Hall:** The Hall has been sold. The development will include the provision of a smaller Parish facility. Plans have been approved by the local council and building work has started

**Bishop Eton Monastery, Liverpool.**
Ongoing maintenance of this old building is constant, as new safety issues appear. Many of the windows are being replaced or renewed

## FINANCIAL REVIEW

The full detailed figures in the financial activities are shown on the following pages of the Report and Accounts.

Total income in the period increased from £1.23m to £1.55m. This was mainly due to recognition of a legacy in the year of £282k. Of this restricted income reduced from £185,201 to £135,627 and Unrestricted income increased from £1,040,138 to £1,417,659.

Rental income increased from the previous year as the Clapham Townhouses were rented for the majority of the year while in the prior year one was used by members of the congregation while the Clapham Refurbishments were carried out.

Total expenditure of the charity has remained fairly consistent increasing from £1,790,737 to £1,801,173. Of this restricted expenditure has reduced from £358,998 to £295,744 and unrestricted expenditure has increased from £1,431,739 to £1,505,429.

This years expenditure includes significant repair costs which have increased from £149,767 to £231,525 as the Trustees continue to deal with much needed property repairs around its houses. Contributions to Zimbabwe costs and Rome have also increased in the year with some reductions in medical costs as members have passed away during the year.

The Restricted funds again showed a deficit for the year due to the continuing Zimbabwe support, some of which is being supported from Unrestricted funds. General unrestricted funds are also showing a deficit. This continues the trend which has shown that income is not sufficient to meet expenditure. Trustees are aware of this issue and are considering this carefully although there still remains a good balance of unrestricted funds due to previous years property disposals so these remain at healthy levels.

Although there are now some modernised older properties and a few new properties in the Charity's portfolio, it is appropriate to repeat comments in recent years accounts concerning the assets of the Congregation. On first reading of the raw figures in the Audited Accounts it could be judged that the Congregation in the UK is rich in assets, particularly in relation to property assets. This is far from the reality.

The Trustees policy decisions, to carefully manage expenditure of Repairs and Renewals of the mostly old buildings that make up the property assets, has avoided much larger deficits and supports their actions in seeking to maximise the value of assets surplus to current requirements and reinvesting in the remaining assets and acquiring new low maintenance assets and others that will provide future significant rental income to aid the lack of pension income for the confreres.

Most of the property portfolio remains old and the nature of these assets and their age, means keeping them in good repair is a continual challenge for the Trustees/Charity and the costs involved are significant. However, they are essential to the functioning of and the continuance of the work of the Congregation and the trustees are seeking to continue to progress a programme of repair, maintenance and in some cases restoration or upgrade e.g. St. Mary's Clapham where the Trustees have completed a major internal restoration following on from an external restoration several years ago, through careful management of the Charity's resources combined with invaluable support from various Grant Agencies.

Significant progress has been made in delivering the Strategic Plan in recent years with the Restoration of St Mary's Perth, St Mary's Clapham and Bishop Eton Liverpool and disposal of Clapham Hall. Plans are still being progressed to dispose of buildings in Sunderland. Reference should be made to the 'Property Fixed Assets/Designated Property Fund' Policy Review later in this Report.

The General funds (or free reserves) held by the Trustees now stand at £6.95m (2023: £7.04m). Around £2.7m of these reserves have already been spent on building improvements which will be written off in future years. As such there are sufficient reserves to cover twelve months expenditure as well as coping with the increased costs of care of the elderly and sick Priests and Brothers despite lack of sufficient pension provision. The expected increase in rental income and investment income will continue to assist.

## THE LONDON PROVINCE'S STRATEGIC PLAN

**The Province Plan:** The purpose of original Province Plan is to enable the Trustees to restructure the Charity's physical assets in order to re-focus its mission. The guiding principles/criteria in this process are:

- To clarify the pastoral priorities for the London Province: responding to the pastoral challenges of our times;
- The reduction in Redemptorist personnel, and,

Financial viability. In keeping with the timetable specified in the Province Plan, the Trustees keep under review the continuing presence of the Redemptorists in three major and two lesser locations.

**Plans for 2025**

During this period the Charity continued with the second year in its four-year cycle. A new Provincial Leadership and Chapter (Governing Body) were elected in November 2022 and the new leadership team began their four-year mandate in January 2023. These executive groups continue to review the Strategic Plan, under the guidance of the leadership of the Conference of Europe.

The **probable 'future shape' of the Charity:** The Redemptorists continue their ministry in three major locations: London, Liverpool, and Perth, Scotland. In addition, there is Redemptorist Publications and St Clements House at Chawton in Hampshire, and the parish in Erdington, Birmingham.

**Parish Mission apostolate:** it is hoped that from all our communities we will continue with a small team of missioners for external pastoral ministry; parish missions and retreats.

**Progressing the Mission of the Charity:** however, in order to progress the principal purpose for restructuring: to further the **mission of the Charity,** the Trustees are open to suggestions for a 'new venture' exploring innovative and creative ways to do this in partnership with the new Federation of North West Europe starting in August 2025.

**Redemptorist Associates:** The Trustees recognise the invaluable contribution of the many 'volunteers' and employees who assist the full-time members of the Charity i.e. the priests and brothers, in fulfilling its charitable purposes. For some of these men and women there is a desire to share in the vision and spirituality that underpins these purposes. During the period under review, a group of Associates has been established in our three main centres, Perth, Liverpool and London, with regular meetings. Four of these Associates have now made a commitment as Lay Missionaries of the Most Holy Redeemer.

**Improved care for sick members:** The Trustees have a sub-committee (Secretariat) for the Care of sick and elderly Redemptorists. Its remit is to review the current arrangements for the provision of the appropriate level of care for its sick, elderly and infirm Redemptorists, and to advise the Trustees on the use of the designated Sick and Retired Fund (invested with Quilter Cheviot Investments) for these purposes. This work is ongoing with the refurbishment of facilities at St Mary's, Clapham and the part-time employment of a professional nurse for the care of the elderly in Bishop Eton, Liverpool.

## INVESTMENT POLICY

The Trustees have the power to invest as they see fit. The Policy is to maintain income whilst preserving the real value of the investment assets. The day to day operation of this Policy is carried out by the Investment Managers', appointed by the Trustees under agreed investment policies. The Trustees reviewed the Policy in the year to April 2019 and this was approved and adopted in December 2018.

In line with the volatile state of the investment market during the period, the Charity has seen wide fluctuations in the value of its investments. The Trustees take a long term view and hope to see improvements in future years and in the meantime increasing dividend income is a key focus for the Investment Managers.

In addition, the nature of the Congregation's work requires that some funds are retained in liquid form, and are held in short term bank deposits. Here the continuing low levels on interest income continue to have a significant impact on total investment income and the overall income of the Congregation.

## RESERVES POLICY

The Trustees have developed and put in place a Reserves Policy, this being adopted in May 2018. It is the policy of the Charity to hold reserves in its general funds which have not yet been committed or designated for any particular purpose. The Trustees have set aside these reserves in order to protect the future operations of the Charity from the effects of any unforeseen variations in its income streams as part of the policy of good financial management practice. The Trustees have set the level of these reserves after undertaking a thorough assessment of the Charity needs and feel that the level of free unrestricted reserves, those not being included in the property or sick and retired reserves, which stand at £6,951,126 are adequate to carry out this policy.

## RISK MANAGEMENT

With the benefit of the considerable work put into the development of the Province Plan by the Trustees referred to earlier, the Trustees have thoroughly assessed the key risks that impact upon the future viability of the Province in the UK. The evaluation of the risks focused on the reducing availability of active members of the Congregation, the condition of the property assets, the need to focus on core priorities of the work of the members and to plan to look after the increasing number of elderly members.

A full Health & Safety risk assessment of the Congregation's operations has been completed over recent years with the support of external experts. A review of policies is planned to ensure up to date Health & Safety Policy and associated support guidance.

Moving forward, a programme of reviews of each location over a period of years is now in place with a series of specific risks also to be assessed by all locations.

## CHARITABLE DONATIONS

The Charity made charitable donations in the year of £154,118 (2023 £182,325).

## STRUCTURE, GOVERNANCE AND MANAGEMENT

The Congregation of the Most Holy Redeemer is a Charitable Trust established by a Trust Deed dated 23 February 1967. All the Trustees are Priests or Brothers of the Congregation which was authorised by the Roman Catholic Church as a religious order in 1749 and has spread to most countries throughout the world. The Congregation has been working in the UK since 1845 where it currently has about forty members.

Trustees are elected by the members of the Congregation for a period of four years; the principal Trustee (Provincial Superior) does not normally hold office for more than three terms except in special circumstances. Trustees are trained

within the ordinary procedures of the Roman Catholic Church and are subject to the laws of the Church. In all matters relating to finance and civil law the Trustees are aware of the importance of seeking appropriate professional advice.

**The Trustees of the Congregation** are also **Trustees of Redemptorist Publications** (Registered Charity No 1088879; Registered Company No 03261721) and, **The Ace of Clubs** (Registered Charity No 1055187; Registered Company No 03080066). Both of these charitable companies are closely linked to The Congregation of the Most Holy Redeemer in their objectives of spreading the Christian Gospel and helping those in society who are in greatest need.

Members of the Congregation do not possess personal property and do not earn personal income and the Congregation's primary source of income is voluntary donations from those for whom they work. In this context the major risks to which the Charity is exposed are twofold.

1. The Priests and Brothers who are members of the Congregation and engage in its charitable work are decreasing in numbers and increasing in age. The number of Redemptorist Priests and Brothers in 1992 aged 65 and below was 72, at present it is 9. It should be noted that many Redemptorists above that age are still actively involved in the charitable work of the Congregation.

2. Also, the number of donors to the Charity is decreasing as the numbers of Catholics attending on a weekly basis continues to decline.

The charity has been managing, with the knowledge and approval of the Charity Commission and RLSS, certain historical matters which are now at a close. In moving forward, the charity puts the safeguarding of all who work and who come into contact with its services as an integral part of its mission which is explained in further detail earlier in this report.

The Trustees undertook a detailed internal safeguarding review in 2021 and have continued to take professional and regulatory advice as necessary. The Religious Life Safeguarding Service ("RLSS") was set up under the auspices of the Catholic Safeguarding Standards Agency ("CSSA") to provide an umbrella organisation for religious orders to access best practice and guidance. The Trustees have liaised with this service. The Trustees have approved an updated safeguarding policy, internal safeguarding protocols, and putting in place additional safeguarding team members, one of whom will be an independent safeguarding professional. The Trustees continue to prioritise the safeguarding of everyone within the organisation or who interacts with it through its services and activities. The Trustees are confident that they have acted promptly and thoroughly to manage the outcomes of these historical incidents both in the best interests of the charity and with consideration for the pastoral welfare of the claimants.

**Fundraising**

Fundraising generally takes place in parishes by members of the Redemptorists and other volunteers. The Charity maintains its overall responsibility over fundraising activities. The Charity has not consulted a professional fund raiser during the year.

No complaints have been received about fundraising activities. In undertaking these activities, concern is taken to avoid unreasonable intrusion on a person's privacy, unreasonably persistent approaches are avoided and undue pressure is not placed on people.

The Charity is not required to register with the Fundraising Regulator and has not done so but seeks, nonetheless to maintain high standards.

**TRUSTEES**

The Trustees during the year under review were:

Rev R Reid C.Ss.R (Provincial Superior)
Rev E Gweme C.Ss.R. (Vicar Provincial)
Rev A Burns C.Ss.R (Provincial Bursar)
Rev T Buckley C.Ss.R. (Consultor)

Rev D McBride C.Ss.R.

The Trustees are elected by the members of the Congregation and serve for a four-year term. Each Trustee is responsible for monitoring the activities of the Charity in specific, operational areas and reporting points for action at Trustees meetings.

**STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales and Scotland requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources of the Charity for the period.

In preparing these financial statements the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019 (FRS102);
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departure disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended), the Charities Act 2011, the Charities (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.

**ON BEHALF OF THE BOARD:**

Rev R Reid C.Ss.R – TRUSTEE

Dated: 20 April 2026

**Opinion**
We have audited the financial statements of The Congregation of the Most Holy Redeemer (the 'charity') for the year ended 31 December 2024 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2024 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011 and the Charities and Trustee Investment (Scotland) Act 2005 and regulation of the Charities Accounts (Scotland) Regulations 2006.

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

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

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

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

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

We have nothing to report in this regard.

**Matters on which we are required to report by exception**
We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 and the Charities Accounts (Scotland) Regulations 2006 require us to report to you if, in our opinion:

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

**Responsibilities of trustees**
As explained more fully in the trustees' responsibilities statement, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

**Auditor's responsibilities for the audit of the financial statements**
We have been appointed as auditor under section 144 of the Charities Act 2011 and section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 and report in accordance with the Acts and relevant regulations made or having effect thereunder.

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

**Extent to which the audit was considered capable of detecting irregularities, including fraud**
Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

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

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the FRC's website at: https://www.frc.org.uk/auditors/audit-assurance/auditor-s-responsibilities-for-the-audit-of-the-fi/description-of-the-auditor%E2%80%99s-responsibilities-for This description forms part of our auditor's report.

**Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008 and Regulation 10 of the Charities Accounts (Scotland) Regulations 2006. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Azets Audit Services

Date: 21 April 2026

Jon Noble (Senior Statutory Auditor)
for and on behalf of Azets Audit Services
Statutory Auditor
Athenia House
10-14 Andover Road
Winchester
Hampshire
SO23 7BS

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

## THE CONGREGATION OF THE MOST HOLY REDEEMER

### STATEMENT OF FINANCIAL ACTIVITIES

### FOR THE YEAR ENDED 31 DECEMBER 2024

| | Notes | Unrestricted Funds £ | 31/12/2024 Restricted Funds £ | Total £ | 31/12/2023 Total £ |
|---|---|---|---|---|---|
| **Income from:** | | | | | |
| Donations and legacies | 2 | 1,042,856 | 16,843 | 1,059,699 | 782,681 |
| Charitable activities | 2 | - | 57,595 | 57,595 | 66,085 |
| Investment income | 2 | 204,134 | 61,189 | 265,323 | 244,119 |
| Gain on disposal of tangible fixed asset | 2 | 5,032 | - | 5,032 | - |
| Other income | 2 | 165,637 | - | 165,637 | 132,454 |
| **Total income** | | 1,417,659 | 135,627 | 1,553,286 | 1,225,339 |
| **Expenditure on:** | | | | | |
| **Raising funds** | | | | | |
| Investment Management costs | | 18,670 | 10,441 | 29,111 | 27,233 |
| **Charitable activities** | | | | | |
| General charitable activities | 3 | 1,486,759 | 285,303 | 1,772,062 | 1,763,504 |
| **Total expenditure** | | 1,505,429 | 295,744 | 1,801,173 | 1,790,737 |
| Net income/(expenditure) before other recognised gains/(losses) | | (87,770) | (160,117) | (247,887) | (565,398) |
| Gain/(Losses) on revaluation and disposal of investment assets | 9 | (285,286) | 75,311 | (209,975) | 189,133 |
| **Net income/(expenditure)** | | (373,056) | (84,806) | (457,862) | (376,265) |
| Transfers between funds | | 6,823 | (6,823) | - | - |
| **Net movement in funds** | | (366,233) | (91,629) | (457,862) | (376,265) |
| Fund balances brought forward at 1 January 2024 | | 17,038,898 | 1,958,193 | 18,997,091 | 19,373,356 |
| Fund balances carried forward at 31 December 2024 | | 16,672,665 | 1,866,564 | 18,539,229 | 18,997,091 |

The notes form part of these financial statements

The Statement of Financial Activities also complies with the requirement for an income and expenditure account under the Companies Act 2006. All activities are continuing.

## Prior financial period

| | Notes | Unrestricted Funds £ | Restricted Funds £ | 31/12/2023 Total £ |
|---|---|---|---|---|
| **Income from:** | | | | |
| Donations and legacies | 2 | 722,081 | 60,600 | 782,681 |
| Charitable activities | 2 | - | 66,085 | 66,085 |
| Investment income | 2 | 185,603 | 58,516 | 244,119 |
| Gain on disposal of tangible fixed asset | 2 | - | - | - |
| Other income | 2 | 132,454 | - | 132,454 |
| **Total income** | | 1,040,138 | 185,201 | 1,225,339 |
| **Expenditure on:** | | | | |
| **Raising funds** | | | | |
| Investment Management costs | | 17,546 | 9,687 | 27,233 |
| **Charitable activities** | | | | |
| General charitable activities | 3 | 1,414,193 | 349,311 | 1,763,504 |
| **Total expenditure** | | 1,431,739 | 358.998 | 1,790,737 |
| Net income/(expenditure) before other recognised gains/(losses) | | (391,601) | (173,797) | (565,398) |
| (Losses)/Gain on revaluation and disposal of investment assets | 9 | 123,023 | 66,110 | 189,133 |
| **Net income** | | (268,578) | (107,687) | (376,265) |
| Transfers between funds | | 2,396 | (2,396) | - |
| **Net movement in funds** | | (266,182) | (110,083) | (376,265) |
| Fund balances brought forward at 1 January 2023 | | 17,305,080 | 2,068,276 | 19,373,356 |
| Fund balances carried forward at 31 December 2023 | | 17,038,898 | 1,958,193 | 18,997,091 |

The notes form part of these financial statements

The Statement of Financial Activities also complies with the requirement for an income and expenditure account under the Companies Act 2006. All activities are continuing.

## THE CONGREGATION OF THE MOST HOLY REDEEMER

## BALANCE SHEET

## FOR THE YEAR ENDED 31 DECEMBER 2024

| | Notes | 31/12/2024 £ | 31/12/2024 £ | 31/12/2023 £ | 31/12/2023 £ |
|---|---|---|---|---|---|
| **FIXED ASSETS:** | | | | | |
| Tangible assets | 8 | | 8,874,729 | | 8,703,231 |
| Investments | 9 | | 8,320,789 | | 8,407,598 |
| | | | 17,195,518 | | 17,110,829 |
| **CURRENT ASSETS:** | | | | | |
| Debtors | 10 | 375,717 | | 350,902 | |
| Cash at bank and in hand | | 1,035,961 | | 1,626,092 | |
| | | 1,411,678 | | 1,976,994 | |
| **CREDITORS:** | | | | | |
| Amounts falling due within one year | 11 | (67,967) | | (90,732) | |
| **NET CURRENT ASSETS:** | | | 1,343,711 | | 1,886,262 |
| **TOTAL ASSETS LESS CURRENT LIABILITIES:** | | | 18,539,229 | | 18,997,091 |
| **CREDITORS:** | | | | | |
| Amounts falling due after one year | 12 | | - | | - |
| | | | 18,539,229 | | 18,997,091 |
| **UNRESTRICTED FUNDS:** | 14 | | | | |
| Property fund | | 9,256,994 | | 9,530,638 | |
| General funds | | 6,951,126 | | 7,038,873 | |
| Sick and retired fund | | 464,545 | | 469,387 | |
| | | | 16,672,665 | | 17,038,898 |
| **RESTRICTED FUNDS:** | 14 | | 1,866,564 | | 1,958,193 |
| Total Funds | | | 18,539,229 | | 18,997,091 |

**ON BEHALF OF THE BOARD:**

Rev R Reid C.Ss.R - TRUSTEE

Rev A Burns C.Ss.R - TRUSTEE

Approved and authorised for issue by the Board of Trustees on

The notes form part of these financial statements

## THE CONGREGATION OF THE MOST HOLY REDEEMER

### STATEMENT OF CASH FLOWS

### FOR THE PERIOD ENDED 31 DECEMBER 2024

| | 31/12/2024 | 31/12/2023 |
|---|---|---|
| | £ | £ |
| Net (outgoing)/incoming resources for year | (457,862) | (376,265) |
| Depreciation | 83,018 | 74,698 |
| Losses/(Gains) on investments | 209,975 | (189,133) |
| Dividends, interest and rents from investments | (265,323) | (244,119) |
| Profit on disposal of fixed assets | (5,032) | - |
| (Increase)/Decrease in debtors | (24,815) | 996,379 |
| (Decrease)/Increase in creditors | (22,765) | (464,297) |
| **Net cash used in operating activities** | (482,804) | (202,737) |
| **Cash flows from investing activities** | | |
| Dividends, interest and rents from investments | 265,323 | 244,119 |
| Proceeds from sale of property, plant and equipment | 19,732 | - |
| Purchase of property, plant and equipment | (269,216) | (170,671) |
| Net (sale)/purchase of investments | (123,166) | (120,113) |
| **Net cash used in investing activities** | (107,327) | (46,665) |
| Change in cash and cash equivalents in the year | (590,131) | (249,402) |
| Cash and cash equivalents brought forward | 1,626,092 | 1,875,494 |
| **Cash and cash equivalents carried forward** | 1,035,961 | 1,626,092 |

## 1. ACCOUNTING POLICIES

### BASIS OF PREPARATION

The financial statements have been prepared under the historical cost convention, as modified by the inclusion of investment assets at market value. They have been prepared in accordance with the Charities Act 2011, the Charities and Trustee Investment (Scotland) Act 2005, regulation 8 of the Charities Accounts (Scotland) Regulation and in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019) and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS102).

The charity constitutes a public benefit entity as defined by FRS102.

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

The principal accounting policies are summarised below. The accounting policies have been applied consistently throughout the year and in the preceding year.

### GOING CONCERN

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

### INCOME RECOGNITION

All incoming resources are included in the Statement of Financial Activities (SoFA) when the Charity is entitled to the income, it is probable that the income will be received and the amount can be measured reliably. The following specific policies are applied to particular categories of income.

- Legacies to which the Charity is entitled are included in the Statement of Financial Activities unless they are incapable of measurement.
- Voluntary income by way of grants, donations and gifts, are included in full in the Statement of Financial Activities when receivable.
- Donated services and facilities are included at the value to the Charity where this can be quantified. The value of services provided by volunteers has not been included in these accounts.
- Investment income is recognised when receivable.
- Incoming resources from charitable trading activity is recognised when earned.

### EXPENDITURE RECOGNITION

Expenditure is recognised in the Statement of Financial Activities on an accrual basis as soon as there is legal or constructive obligation committing the charity to that expenditure, it is probably that settlement will be required and the amount of the obligation can be measured reliably. Expenditure includes VAT and is reported as part of the expenditure to which it relates.

- Costs of generating funds comprise the costs associated with attracting voluntary income, the costs of trading for fundraising purposes, and the cost of investment management.
- Charitable expenditure comprises those costs incurred by the Charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.
- Governance costs include those costs associated with meeting the constitutional and statutory requirements of the Charity and include the audit fees and costs linked to the strategic management of the Charity.
- All costs are allocated between the expenditure categories of the SoFA on a basis designed to reflect the use of the resource.

**FUND ACCOUNTING**
Restricted funds are to be used for specified purposes laid down by the donor. Expenditure for those purposes is charged to the fund, together with a fair allocation of overheads and support costs.

Unrestricted general funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity. Unrestricted designated funds are funds which have been designated for specific purposes by the Trustees. The designated property fund represents the values of the buildings as detailed in Notes 8 and 9.

**CAPITALISATION AND DEPRECIATION OF TANGIBLE FIXED ASSETS**
Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is calculated to write down the cost, less estimated residual value of all tangible fixed assets held for Charity use other than buildings by the reducing balance method over their expected useful lives. Items of equipment are capitalised where the purchase price exceeds £1,000. The rates generally applicable are:

| | |
|---|---|
| Improvements to property | 10% straight line |
| Household | 15% reducing balance |
| Motor Vehicles | 25% reducing balance |
| Buildings | 150 years or expected remaining useful life |

The Buildings have been reviewed by the Trustees for impairment at the balance sheet date. Where decisions have been made to dispose of assets the impairment has been based on professional valuations obtained. Where there is an expectation of short term exit from a community as part of the future strategy of the province, the carrying value has been adjusted to reflect the remaining working value of the asset to the Charity, and the write off period adjusted to reflect this. For longer term buildings, the Trustees have reconsidered the expected remaining useful life of these properties. It was considered that a period of 150 years was a more accurate reflection of the remaining life of these assets, given their long life to date and the continued upkeep and restoration of these assets.

**CASH AT BANK AND IN HAND**
Cash at bank and cash in hand includes cash and short term liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

**FINANCIAL INSTRUMENTS**
The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and then subsequently measured at their settlement value.

**EMPLOYEE BENEFITS**
The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received. Termination payments are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

**FIXED ASSET INVESTMENTS**
Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

Investment properties, which is property held to earn rentals and/or for capital appreciation, is measured using the fair value model and stated at its fair value as at the reporting end date. Any gains or losses on revaluation and disposals are included in the statement of financial activities.

### JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

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

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

The main accounting estimates of the charity are depreciation and valuation of certain properties.

## 2. INCOME

| | 31/12/2024 | | | 31/12/2023 |
|---|---|---|---|---|
| | Unrestricted Funds | Restricted Funds | Total | |
| | £ | £ | £ | £ |
| **Donations and legacies** | | | | |
| Apostolic work | 591,785 | - | 591,785 | 576,188 |
| Stole fees | 50,865 | - | 50,865 | 40,620 |
| Donations received | 88,307 | 16,843 | 105,150 | 124,955 |
| Mass accounts | 29,107 | - | 29,107 | 40,918 |
| Legacies | 282,792 | - | 282,792 | - |
| | 1,042,856 | 16,843 | 1,059,699 | 782,681 |
| **Charitable activities** | | | | |
| Resale income | - | 57,595 | 57,595 | 66,085 |
| **Investment income** | | | | |
| Rents received | 98,726 | - | 98,726 | 78,086 |
| Income from listed investments | 97,467 | 54,810 | 152,277 | 147,346 |
| Bank deposits | 7,941 | 6,379 | 14,320 | 18,687 |
| | 204,134 | 61,189 | 265,323 | 244,119 |
| **Gain on disposal of tangible fixed asset** | 5,032 | - | 5,032 | - |
| **Other income** | | | | |
| Pensions | 112,236 | - | 112,236 | 120,113 |
| Other receipts | 53,401 | - | 53,401 | 12,341 |
| Furlough grants | - | - | - | - |
| | 165,637 | - | 165,637 | 132,454 |
| **Total income** | 1,417,659 | 135,627 | 1,553,286 | 1,225,339 |

## 3. RESOURCES EXPENDED FOR CHARITABLE ACTIVITIES

| | Unrestricted Funds £ | 31/12/2024 Restricted Funds £ | Total £ | 31/12/2023 Total £ |
|---|---|---|---|---|
| Wages | 266,271 | 46,244 | 312,515 | 311,363 |
| Social Security and pensions | 25,014 | 5,258 | 30,272 | 22,686 |
| Administration expenses | 4,934 | - | 4,934 | 5,993 |
| Motor and travel expenses | 56,137 | - | 56,137 | 58,553 |
| Food and drink expenses | 130,769 | - | 130,769 | 140,800 |
| Restoration costs | - | - | - | - |
| Repairs and renewals | 232,933 | 752 | 233,685 | 149,767 |
| Sundry expenses | 87,671 | 77 | 87,748 | 129,099 |
| Donations paid | 19,297 | 134,821 | 154,118 | 182,325 |
| Community expenses | 92,424 | 36,952 | 129,376 | 142,778 |
| Utilities | 151,959 | 2,799 | 154,758 | 197,444 |
| Clapham shop rent | - | 1,223 | 1,223 | 1,011 |
| Medical and charities | 27,789 | - | 27,789 | 56,153 |
| Insurance | 67,085 | 416 | 67,501 | 82,622 |
| Other education and FSC fees | 4,600 | - | 4,600 | 560 |
| Higher studies and formation | 72,779 | 56,399 | 129,178 | 86,131 |
| Depreciation | 83,018 | - | 83,018 | 74,698 |
| Bank charges and interest | 5,342 | 362 | 5,704 | 8,708 |
| Contribution to Rome | 83,216 | - | 83,216 | 37,575 |
| Governance costs (note 4) | 75,521 | - | 75,521 | 75,238 |
| | 1,486,759 | 285,303 | 1,772,062 | 1,763,504 |

## 4. GOVERNANCE COSTS

| | 31/12/2024 £ | 31/12/2023 £ |
|---|---|---|
| Legal and professional fees | 11,176 | 5,850 |
| Provincial council travelling costs | 20,658 | 22,174 |
| Wages and social security | 13,003 | 13,573 |
| Accountancy | 12,684 | 15,641 |
| Auditors remuneration | 18,000 | 18,000 |
| | 75,521 | 75,238 |

## 5. NET (OUTGOING)/INCOMING RESOURCES

This is stated after charging:

| | 31/12/2024 £ | 31/12/2023 £ |
|---|---|---|
| Auditor's remuneration | | |
| - statutory audit | 18,000 | 18,000 |
| - other | 12,684 | 15,641 |
| Depreciation and amortisation: | | |
| Tangible fixed assets, owner | 83,018 | 74,698 |

## 6. EMPLOYEES

Staff costs during the year were as follows:

| | 31/12/2024 | 31/12/2023 |
|---|---|---|
| | £ | £ |
| Wages and salaries | 325,005 | 329,354 |
| Social security costs | 23,125 | 17,244 |
| Pension costs | 7,660 | 6,024 |
| | 355,790 | 352,622 |

The average number of employees during the year was 27 (2023: 26) all of whom were engaged in the principal activity.

No employee earned £60,000 per annum or more in the current or preceding accounting period.

The Trustees are considered to be the only key management personnel and are not remunerated.

## 7. PAYMENTS TO TRUSTEES

No Trustee or person with a family or business connection with a Trustee, received remuneration in the year, directly or indirectly, from either the Charity or an institution or company related to the Charity.

## 8. TANGIBLE FIXED ASSETS

| | Land & Buildings | Improvements to Property | Household | Motor Vehicles | Totals |
|---|---|---|---|---|---|
| | £ | £ | £ | £ | £ |
| **COST:** | | | | | |
| At 1 January 2024 | 7,939,471 | 3,050,257 | 389,731 | 199,531 | 11,578,990 |
| Additions | 169,014 | 50,071 | - | 50,131 | 269,216 |
| Disposals | - | (6,832) | - | (63,205) | (70,037) |
| At 31 December 2024 | 8,108,485 | 3,093,496 | 389,731 | 186,457 | 11,778,169 |
| **DEPRECIATION:** | | | | | |
| At 1 January 2024 | 1,908,833 | 469,605 | 344,554 | 152,767 | 2,875,759 |
| Charge for year | 42,658 | 15,637 | 6,772 | 17,951 | 83,018 |
| On disposals | - | - | - | (55,337) | (55,337) |
| At 31 December 2024 | 1,951,491 | 485,242 | 351,326 | 115,381 | 2,903,440 |
| **NET BOOK VALUE:** | | | | | |
| At 31 December 2024 | 6,156,994 | 2,608,254 | 38,405 | 71,076 | 8,874,729 |
| At 31 December 2023 | 6,030,638 | 2,580,652 | 45,177 | 46,764 | 8,703,231 |

## 9. FIXED ASSET INVESTMENTS

| MARKET VALUATION | Unrestricted | Restricted | Total |
|---|---|---|---|
| | £ | £ | £ |
| At 1 January 2024 | 6,655,296 | 1,752,302 | 8,407,598 |
| Additions | 95,999 | 56,278 | 152,277 |
| Disposals | (18,670) | (10,441) | (29,111) |
| Increase in valuation | (285,286) | 75,311 | (209,975) |
| At 31 December 2024 | 6,447,339 | 1,873,450 | 8,320,789 |
| At 31 December 2023 | 6,655,296 | 1,752,302 | 8,407,598 |
| Fixed asset investments comprise: | | | |
| Investments listed on recognised stock exchange | 3,347,339 | 1,873,450 | 5,220,789 |
| Investment properties | 3,100,000 | - | 3,100,000 |

The investment properties were originally valued based on the open market sale value of comparable properties. These values have been reviewed by the Trustees at the period end based on current market conditions and are considered reasonable.

## 10. DEBTORS

| | 31/12/2024 | 31/12/2023 |
|---|---|---|
| | £ | £ |
| Amounts falling due within one year: | | |
| Other debtors | 111,217 | 50,902 |
| Loan to Redemptorist Publications | - | 300,000 |
| Accrued income | 264,500 | - |
| | 375,717 | 350,902 |

## 11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

| | 31/12/2024 | 31/12/2023 |
|---|---|---|
| | £ | £ |
| Trade creditors | - | - |
| Accruals and deferred income | 67,967 | 90,732 |
| | 67,967 | 90,732 |

## 12. CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR

| | 31/12/2024 | 31/12/2023 |
|---|---|---|
| | £ | £ |
| Accruals and deferred income | - | - |

## 13. RELATED PARTY DISCLOSURES

The Charity is related to Redemptorist Publications (a Charity limited by guarantee) and Ace of Clubs (Clapham) Limited (a Charity limited by guarantee) by virtue of common Trustees. Day to day activities of Redemptorist Publications and Ace of Clubs are both controlled by a Committee which includes management and lay people.

During the period the Charity received donations and apostolic income amounting to £Nil (2023: £107,351) from Redemptorist Publications.

In addition, the Charity had made a loan to Redemptorist Publications of £300,000 in the prior year which was fully repaid in 2024.

As part of its support for the charity Redemptorist Publications provides payroll and administrative services including the payment of salaries in advance of reimbursement. At the balance sheet date the charity owed £2,688 (2023: £6,050) to Redemptorist Publications.

During the period the Charity received rental income of £3,416 per month from Ace of Clubs (Clapham) Limited for the use of part of its Clapham property.

## 14. MOVEMENTS IN FUNDS

| | At 1/1/2024 | Incoming Resources | Outgoing Resources | Revaluations Losses & Transfers | At 31/12/2024 |
|---|---|---|---|---|---|
| | £ | £ | £ | £ | £ |
| **Restricted funds:** | | | | | |
| Ace of Clubs | 29,744 | 57,595 | (56,773) | (10,992) | 19,574 |
| Douglas Fund | 1,289,302 | 48,137 | (195,286) | 77,355 | 1,219,508 |
| Zimbabwe Fund | 601,516 | 29,181 | (43,608) | 1,561 | 588,650 |
| Father Burns Funds | 34,000 | - | - | - | 34,000 |
| St Mary's Restoration Fund | 3,631 | 714 | (77) | 564 | 4,832 |
| | 1,958,193 | 135,627 | (295,744) | 68,488 | 1,866,564 |
| **Unrestricted funds:** | | | | | |
| Designated sick and retired fund | 469,387 | 26,661 | (50,693) | 19,190 | 464,545 |
| Designated property fund | 9,530,638 | - | (42,658) | (230,986) | 9,256,994 |
| General funds | 7,038,873 | 1,390,998 | (1,412,078) | (66,667) | 6,951,126 |
| **Total unrestricted funds** | 17,038,898 | 1,417,659 | (1,505,429) | (278,463) | 16,672,665 |
| **Total funds** | 18,997,091 | 1,553,286 | (1,801,173) | (209,975) | 18,539,229 |

**Purposes of restricted funds**

| | |
|---|---|
| Douglas Fund | These funds are specifically allocated for the training of priests and brothers and the continuing education of priests and brothers. |
| Zimbabwe Fund | These funds are held in the UK specifically for use in Zimbabwe, the Trustees having established two communities on the outskirts of Harare in 1990. At that time all finance was handled locally and any fundraising in the UK was sent direct via the Congregation's accounts. When the political difficulties developed into a serious situation, it was decided to retain the majority of surplus funds in the UK and only transfer to Zimbabwe when required or to make payments to suppliers outside of Zimbabwe when the supplies have been received. |
| Ace of Clubs | The Trustees of the London province has transferred responsibility for the management and administration of the Charity shops from the Ace of Clubs to St Mary's Clapham. All net proceeds from the Charity shops is restricted for the benefit of the Ace of Clubs. |
| St Mary's Restoration Fund | These funds relate to a legal undertaking provided to Perth & Kinross Council from the sale of land at St Mary's Kinnoull. These funds can only be used on future restoration of St Mary's Kinnoull.. |
| Father Burns Funds | These funds represent inheritance from Father Burns that has been paid into the Congregation to be held until its use has been agreed. |

**Purposes of designated fund**

| | |
|---|---|
| Property fund | The property fund has been set up to represent the reserves attributable to Charitable land & buildings including investment properties. Previous years' values in the accounts were established some years ago and were based on insurance values at that time, as the historical cost values were impossible to arrive at, as the land/buildings had been acquired many decades ago.<br><br>It is only when the land/buildings are sold or transferred that the proceeds of the transaction, if any, are transferred to the Charity's General Fund of unrestricted assets. |
| Sick and retired fund | There is no pension provision for the members of the Congregation. The Trustees have paid voluntary National Insurance contributions since the early 1990s for qualifying confreres but the state pension payable to current confreres over the age of 65 is significantly less than the basic state pension.<br><br>The Trustees have established a fund specifically designated to assist in the care of the sick and retired confreres. Initial funding in this first year of the designated fund has been provided by specific donations from Redemptorist Publications and Erdington House. |

## 15. ANALYSIS OF NET ASSETS BETWEEN FUNDS

| | Unrestricted general funds | Designated funds | Restricted funds | Total funds |
|---|---|---|---|---|
| | £ | £ | £ | £ |
| Tangible fixed assets | 2,717,735 | 6,156,994 | - | 8,874,729 |
| Investments | 2,487,932 | 3,959,409 | 1,873,448 | 8,320,789 |
| Current assets | 1,809,146 | (394,864) | (2,604) | 1,411,678 |
| Current liabilities | (63,687) | - | (4,280) | (67,967) |
| **Net assets at 31 December 2024** | 6,951,126 | 9,721,539 | 1,866,564 | 18,539,229 |

## 16. CAPITAL COMMITMENTS

Amounts contracted for but not provided in the financial statements:

| | 31/12/2024 | 31/12/2023 |
|---|---|---|
| | £ | £ |
| Improvements to tangible fixed assets | - | - |

**ROMAN CATHOLIC PURPOSES IN CONNECTION WITH THE CONGREGATION OF THE MOST HOLY RE**

England & Wales - Charity number 252041

# Accounts

Registered Numbers 252041/SC039359

# ROMAN CATHOLIC PURPOSES IN CONNECTION WITH THE CONGREGATION OF THE MOST HOLY REDEEMER (KNOWN AS THE CONGREGATION OF THE MOST HOLY REDEEMER AND THE REDEMPTORISTS)

## ANNUAL REPORT

## FOR THE YEAR ENDED 31 DECEMBER 2023

**THE CONGREGATION OF THE MOST HOLY REDEEMER**

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**FOR THE YEAR ENDED 31 DECEMBER 2023**

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**THE CONGREGATION OF THE MOST HOLY REDEEMER**

**CHARITY INFORMATION**

**FOR THE YEAR ENDED 31 DECEMBER 2023**

| | |
|---|---|
| **TRUSTEES:** | Rev R Reid C.Ss.R<br>Rev A Burns C.Ss.R.<br>Rev T Buckley C.Ss.R.<br>Rev E Gweme C.Ss.R<br>Rev D McBride C.Ss.R. |
| **FINANCIAL DIRECTOR:** | Mrs S Perrins |
| **REGISTERED OFFICE:** | St Mary's<br>8 Clapham Park Road<br>Clapham<br>London<br>SW4 7AP |
| **REGISTERED NUMBERS:** | 252041<br>SC039359 |
| **AUDITORS:** | Azets Audit Services<br>Athenia House<br>10-14 Andover Road<br>Winchester<br>Hampshire, SO23 7BS |
| **BANKERS:** | NatWest<br>City of London Office<br>1 Princes Street<br>London, EC2R 8PH |
| **SOLICITORS:** | Gunnercooke<br>1 Cornhill<br>London, EC3V 3ND<br><br>Pothecary Witham Weld<br>84 Eccleston Square<br>London, SW1V 1 PX |

The Trustees present their report with the financial statements of the Charity for the year ended 31 December 2023. The financial statements have been prepared on the accounting policies set out in note 1 to the financial statements and comply with the Charity's trust deed, applicable law and the requirements of the Statement of Recommended Practice "Accounting and Reporting by Charities" issued in 2019.

**OBJECTIVES AND ACTIVITIES**

The Trust Deed dated 23 February 1967 which is the governing document of the Congregation sets out its objective: "The charitable purposes which advance the religious and other charitable work for the time being carried on by or under the direction of the Society as the Trustees, with the approval of the Superior, shall from time to time think fit".
The Congregation continually assesses the effectiveness with which it achieves this objective: though such reviews are not always or easily subjected to statistical analysis as much of the work is of a 'spiritual' nature. The Trustees co-ordinate the work of around sixty-five members of the Congregation based In the UK and Zimbabwe and a larger number of people who work for the Congregation, largely on a voluntary basis. There are currently five Redemptorist communities in the UK and four in Zimbabwe. During this reporting period four confreres died. For the purpose of reporting on Public Benefit, the various activities of the Charity and its charitable work are listed with greater detail.

The trustees confirm they have complied with the duty under the Charities Act 2011 to have due regard to public benefit guidance published by the Charities Commission.

**PARISHES**

Parish Communities: The Redemptorists staff four parishes in England:

**St Mary's Clapham**

This is a large, multi-racial Catholic parish in south-London with a wide socio-economic mix. Two Redemptorists are fully occupied with the parish. Other members of the community assist with the church services.

- The church is open seven days a week providing Catholic worship and the opportunity for anyone to spend a few minutes in quiet prayer or reflection.
- About 1,000 worshippers attend Mass each Sunday.
- There is a large and highly successful primary school to which the parish priests offer chaplaincy support and serves on the Governing Body,
- The priests are also catholic chaplains to Trinity Hospice where they visit the patients and are available 'on call'. This ministry is supported by the Charity as they receive no stipend or salary.
- Some of the confreres are engaged part-time with missions and retreats and do supplies in the local dioceses.
- The ground floor of the Monastery is used for parish and ecumenical meetings and courses.
- The Ace of Clubs is a Registered Charitable Company under the Trusteeship of the Redemptorists. Three Redemptorists are involved in the Trustees Committee. The club is housed in the old school building and forms an integral part of the community outreach of the parish. It is a day drop-in centre providing meals and practical support for homeless men and women. Under its lay director and dedicated team it has had another successful year. An IT education suite is available to assist the AoC clients to develop basic IT skills and provide short-term education programmes. There is a charity shop which help to provide financial support for the Centre. Also, in collaboration with other centres, the AoC shares in a scheme to provide overnight accommodation. The Trustees have established a Trustees Committee to provide specialised support and oversight of the activities of the AoC.
- There are strong ecumenical links with the local Christian churches and with other centres for the homeless

**The Abbey Parish, Erdington, Birmingham**

This is a large, vibrant parish staffed by two Redemptorists that attracts people from beyond the parish boundaries.

- On Sunday there are over 1,200 worshippers at Mass and the church is open every day for worship, private prayer and reflection
- There are two Catholic schools within the parish: The Abbey Primary school, and St Edmund Campion Comprehensive School. The parish priest serves on the Governing Body and is Chaplain to the primary school.

- The parish priest also serves, one day a week, Chaplain-on-call for Good Hope General Hospital, Sutton Coldfield, and the local John Taylor Hospice.
- The Redemptorist priests are also chaplains to a number of residential care homes within the parish.
- The Mission Coordinator for the Province lives and works from here.
- The parish hall is used extensively by parish and other groups with activities available to anyone from the local community.
- One Redemptorist Brother is engaged in pastoral work for asylum seekers and refugees.
- There is an active lay group of the St Vincent de Paul Society that seeks to serve the needs of the local poor and needy families and has become the biggest food donor to Erdington Food Bank.

**Bishop Eton, Liverpool**
This is a very popular parish church in a residential area of south Liverpool. It is staffed by a priest from the community: the parish priest. Other members of the community are also involved with the celebration of Mass and other services within the church.

- The church is open every day, through the day, offering Catholic worship and opportunities for personal prayer and reflection.
- There are approximately 850 worshippers who attend the Sunday Masses
- There is a Catholic primary school and the parish priest is the Chaplain. There is also a private Catholic preparatory school within the parish boundary.
- The Fisher-More Hall is used by a variety of groups including Parents and Toddlers, and for fund-raising events for Third World Projects. It is also a local polling station when required.
- Members of the community also occasionally engage in giving parish missions in parishes around the country by local invitation, and retreats to religious communities and programmes of Marriage enrichment.
- Since the Covid-19 pandemic in 2020, the Parish Priest has kept contact with the Parish and school by means of a weekly online message, which the parishioners are encouraged to follow. Most of the parish Masses are livestreamed which is especially appreciated by those who are unable to get to the church for regular masses, funerals and weddings.

**St Mary's Woolton, Liverpool**
In 2011 the Archdiocese of Liverpool requested that the Trustees accept the pastoral care of the neighbouring parish of St Mary's, Woolton. St Mary's parish is of a similar size to Bishop Eton. The pastoral care of St Mary's has developed well with the members of the community assisting the full time Redemptorist Parish Priest in the provision of church services. St Mary's also has its own Catholic Primary School.

**St Benet's Sunderland**
The Redemptorists withdrew from St Benet's, Sunderland in 2011. In consultation with the local Catholic Diocese of Hexham and Newcastle, the Charity has gifted the Church of St Benet's to the Diocese for its continuing use on the condition that should the Diocese no longer wish to use it, ownership will revert to the Charity. We continue to seek a buyer for the unoccupied adjoining monastery. These negotiations have continued throughout the current reporting period.

**Further note**
Every Catholic parish is a constituent part of the local Catholic Diocese. By the staffing of these parishes, we are also contributing to the overall Public Benefit of these Registered Charities: Southwark (South London & Kent); Birmingham; Liverpool.

## PASTORAL CENTRES

The Charity currently owns and runs a Pastoral & Retreat Centre.

**St Mary's, Kinnoull, Perth.**
St Mary's Monastery has been the Redemptorists principal location in Scotland since the Monastery was first built in the 1860's. It was a community home for the charity's members, Redemptorist priests and brothers based in Scotland. In addition to the resident community it has also served as a Retreat Centre for clergy and lay retreats. This ministry has greatly expanded over the past forty years. Today, in addition to the two renewal courses for seven weeks, there are a variety of retreats for the Catholic and Christian community. 'Kinnoull' provides retreat and conference facilities for a wide variety of organisations including the Episcopal Church, Alcoholics Anonymous, professional groups, and self-help groups. In this reporting year we took new steps to strengthen our ecumenical outreach to other Christian Church groups in Scotland, and our ministry to young adults. 'Kinnoull' provides a daily Mass in the Monastery which is open to the local Catholic community. It is also a base for ministry in parishes across Scotland. It is also used by the Province for our own Provincial and Congregational meetings and retreats. Our biggest fear is the future of the retreat house. We are totally dependent on guests for our income. We have no other source of support.

Our community is now reduced to 5 persons (1 in a Care Home). We have decided on a strategy to ensure our continued health and well-being. We have drawn up a programme to keep us engaged daily in an agreed way of living.

**St Clement's, Chawton, Alton.** There is only one Redemptorist belonging to the community who is the full-time Director at Redemptorist Publications. Redemptorist Publications is a separate Registered, Charitable Company under the same Trustees as the Main Charity. Since the beginning of the pandemic, a weekly Garden Mass is recorded at St. Clement's and made available through Redemptorist Publications for those who still cannot attend their parish church. Average weekly views are around 1,500 – so there are probably around 2,000 viewers each week.

## THE REDEMPTORIST MISSION, ZIMBABWE

The Redemptorists are based in three locations in Harare from where they serve a number of township parishes and outlying areas where some for the poorest are living. As this community is still growing it is called a *Region* with a local administration but it remains under the auspices of the Trustees of the London Province. The Region's activities include:

The staffing of two township parishes of Tafara, and Mabvuku, and the very poor settlements of Eastview and Hatcliffe and an extension area named popularly as "Sally Mugabe".

- The staffing of a residential parish of Borrowdale, and a very poor area at Hatcliffe.
- The staffing of a rural mission in Chiweshe with over 15 outstations.
- The formation and education of future Zimbabwean Redemptorists at the Jesuit, Arrupe College, and Holy Trinity College.
- One of the Brothers is responsible for a feeding and basic education programme for 20,000 children.
- One Brother works in our school for poor children called Mavambo.
- One Brother heads an administration outreach team in Mavambo
- In consultation with the Province Trustees, the leadership team in Zimbabwe agreed to accept the invitation of the Archdiocese of Harare to take pastoral responsibility for a rural mission at Chiweshe mentioned above, which is approximately two hours' drive from Harare. A Redemptorist priest is working full time as parish priest and is regularly assisted by two others. A significant financial investment is required to provide a community house and other basic infrastructure.

All this work is managed by fundraising and donations. The Congregation does not receive any grants for the education of the students and the administration of the parishes.

The Region of Zimbabwe also supports the mother Province with the presence of four of its members who work in our parishes in Birmingham and Clapham, one is a brother who serves as Provincial Secretary and is part of the management team at the Ace of Clubs in Clapham.

This variety of activity in the different communities of the Congregation in the UK and Zimbabwe is brought together in the common objective described in the Constitutions and Statutes which govern the Congregation throughout the world and which are approved by the Roman Catholic Church, in which it is stated: "Preference for situations where there is a pastoral need, that is, for evangelisation in the strict sense together with the choice in favour of the poor and promoting their fundamental rights to justice and freedom. The means employed must be effective and at the same time consistent with the Gospel".

During this past year, there has been continuing political instability in Zimbabwe with hyper-inflation and much poverty. Even the meagre parish collections of a few dollars a month have disappeared, and even more assistance must be provided from UK.

**Volunteers**

The London Province of the Congregation of the Most Holy Redeemer benefits from the help of many volunteers, whose work and commitment varies from place to place. in the parishes. for example, many people assist with the work of the local community, some on a casual basis and others on a more regular basis. The monetary value of such charitable assistance is considerable and difficult to calculate.

Each year, also, a large number of people help in fund-raising for the Congregation's work in Zimbabwe, where our priests and brothers make a significant difference to the living conditions of many of the local people in the vicinity of Harare.

The Provincial Council has developed a programme of formation for Redemptorist Lay Missionaries and Associates.

**ACHIEVEMENTS AND PERFORMANCE FOR THE YEAR TO 31 DECEMBER 2023**
The Congregation of the Most Holy Redeemer has the responsibility within the Roman Catholic Church of explicit preaching of the Christian Gospel. In achieving this aim the Congregation within the UK works in co-operation with the Congregation throughout the world and with the diocesan bishops of England & Wales, and Scotland.

**The major objectives for The Trustees In 2022/2023 included: -**

**Developing the province plan:** The Trustees continue their reflections on the future 'shape' of the London Province of the Redemptorists. In addition to the criteria mentioned above the following has an important bearing on the decisions of the Trustees: the ageing profile of the members; the lack of men in formation, and the pastoral needs of the wider Catholic community in the next few years.
**Collaboration with other Redemptorists**: After the last General Chapter of the Redemptorist Congregation in Rome, Italy,2022, the five regional Conferences that were established to promote restructuring and to further the aims of the Congregation, continued to develop this project.
**The Conference of Europe:** The London Province of the Redemptorists is part of the Conference of Europe, and Fr Provincial (The Chair of Trustees) participates in its meetings.
**At North European Regional level** there are regular meetings of the Provincial Councils of the London, Dublin, St Clements Provinces, (the latter is an amalgamation of the Redemptorists of north Germany, Holland, Switzerland, and the Flemish region of Belgium) and the Province of Vienna/Munich. At these meetings we are looking at ways of greater collaboration within our north European region with a view to the formation of a single Northwest European Province starting with a Federation to be established in August 2025.

The Body of Trustees is registered with the UK Border Agency to act as a sponsor for Redemptorists working in the UK as religious workers.

- **Developing the mission in Zimbabwe.** In the current financial year a substantial amount was donated to the communities based in and around Harare. This funding supports thirty priests and brothers who are already members of the Congregation or who are training to become members. The work of these members, both in terms of spirituality and material support, is substantial, particularly for those in the townships of Tafara and Mabvuku, near Harare, and Bobo and Hatcliffe, where people live in extreme poverty. The mission to Chiweshe continues to develop.

- **Working for new ways to proclaim the Gospel**
- This work is continued in a context where, in the past decade church attendance in the Roman Catholic Church has reduced and the number of Roman Catholic clergy has decreased also.
- **St Mary's Perth:** the work of retreats and courses in human and spiritual development carries on to good effect.
- **The Ace of Clubs,** Clapham, London, is a day drop-in centre for homeless and marginalised people offering meals, showering and laundry facilities, and other professional services. It is a separate Charity under the Trustees of the main Charity and it is located in an old school building next to St Mary's Monastery. The Ace of Clubs is able to offer the poor and most vulnerable the option of a 'take away' meal of hot food and refreshments or to sit in the dining room. The Ace of Clubs is the only place in our area providing for this clientele during this period of time and as such we are feeding up to 180 people a day.
- The giving of one or two week **Parish Missions** has been one of the traditional ministries of the Redemptorist Congregation. This ministry is for the maintenance and the promotion of the Christian/Catholic religion. Despite the small number of Redemptorists available for this ministry due to our ageing profile, there remains a steady demand for the services of those Redemptorists who are engaged in this work.

## IMPROVEMENTS TO PROPERTIES

**St Mary's, Clapham**
A more radical plan to provide suitable accommodation for elderly confreres with the provision of a lift to the upper floors has been completed. Finance for the project depended on the successful sale of St Mary's Hall.

The properties from **The Scaffold Yard** development have contributed to the support of the community. Tenants occupy one and the second property has been used as temporary accommodation for members of the community while the refurbishment of the monastery continued.

**St Mary's Hall:** The Hall has been sold. The development will include the provision of a smaller Parish facility.Plans have been approved by the local council.

**Bishop Eton Monastery, Liverpool.**
Ongoing maintenance of this old building is constant, as new safety issues appear. Many of the windows are being replaced or renewed.

## FINANCIAL REVIEW

The full detailed figures in the financial activities are shown on the following pages of the Report and Accounts.

Total income in the period reduced from £3.94m to £1.23m. This was mainly due to the profit made on the sale of Clapham Hall and some significant legacy income being recognised in the previous year. Of this restricted income increased from £169,515 to £185,201 and Unrestricted income reduced from £3,777,533 to £1,040,138. The previous year legacy helped to finance the significant costs of the Clapham Refurbishment which was completed in the year.

Rental income remained low as one of the Clapham Townhouses was not rented while it was used by members of the congregation while the Clapham Refurbishments continued. This has now been rented out subsequent to the year end.

Total expenditure of the charity has reduced from £2,284,276 to £1,763,504. Of this restricted expenditure has reduced from £543,706 to £358,998 and unrestricted expenditure has reduced from £1,740,570 to £1,431,739.

Last years expenditure included some exceptional legal costs and with other costs remaining fairly stable with some fluctuations in Repairs and Renewals and Utility costs as expected.

The Restricted funds again showed a deficit for the year due to the continuing Zimbabwe support, some of which is being supported from Unrestricted funds. General unrestricted funds have returned to a deficit this year the surplus shown last year as a result of the Clapham Hall sale and legacies. This returns to previous years which have shown that income was not sufficient to meet expenditure. Trustees are aware of this issue and are considering this carefully although the surplus achieved in the previous year did provide a boost to the unrestricted funds which remain at healthy levels.

Although there are now some modernised older properties and a few new properties in the Charity's portfolio, it is appropriate to repeat comments in recent years accounts concerning the assets of the Congregation. On first reading of the raw figures in the Audited Accounts it could be judged that the Congregation in the UK is rich in assets, particularly in relation to property assets. This is far from the reality.

The Trustees policy decisions, to carefully manage expenditure of Repairs and Renewals of the mostly old buildings that make up the property assets, has avoided much larger deficits and supports their actions in seeking to maximise the value of assets surplus to current requirements and reinvesting in the remaining assets and acquiring new low maintenance assets and others that will provide future significant rental income to aid the lack of pension income for the confreres.

Most of the property portfolio remains old and the nature of these assets and their age, means keeping them in good repair is a continual challenge for the Trustees/Charity and the costs involved are significant. However, they are essential to the functioning of and the continuance of the work of the Congregation and the trustees are seeking to continue to progress a programme of repair, maintenance and in some cases restoration or upgrade e.g. St. Mary's Clapham where the Trustees have completed a major internal restoration following on from an external restoration several years ago, through careful management of the Charity's resources combined with invaluable support from various Grant Agencies.

Significant progress has been made in delivering the Strategic Plan in recent years with the Restoration of St Mary's Perth, St Mary's Clapham and Bishop Eton Liverpool and disposal of Hawkstone Hall/Cottages and Clapham Hall. Plans are still being progressed to dispose of buildings in Sunderland. Reference should be made to the 'Property Fixed Assets/Designated Property Fund' Policy Review later in this Report.

The General funds (or free reserves) held by the Trustees now stand at £7.04m (2022: £7.24m). Around £2.6m of these reserves have already been spent on building improvements which will be written off in future years. As such there are sufficient reserves to cover twelve months expenditure as well as coping with the increased costs of care of the elderly and sick Priests and Brothers despite lack of sufficient pension provision. The expected increase in rental income and investment income will continue to assist.

**THE LONDON PROVINCE'S STRATEGIC PLAN**

**The Province Plan** The purpose of original Province Plan was to enable the Trustees to restructure the Charity's physical assets in order to re-focus its mission. The guiding principles/criteria in this process were:

- To clarify the pastoral priorities for the London Province: responding to the pastoral challenges of our times;
- The reduction in Redemptorist personnel, and,
- Financial viability. In keeping with the timetable specified in the Province Plan, the Trustees keep under review the continuing presence of the Redemptorists in three major and two lesser locations.

**Plans for 2024**

During this period the Charity continued with the second year in its four-year cycle. A new Provincial Leadership and Chapter (Governing Body) were elected in November 2022 and the new leadership team began their four-year mandate in January 2023. These executive groups continue to review the Strategic Plan, under the guidance of the leadership of the Conference of Europe.

The **probable 'future shape' of the Charity:** The Redemptorists continue their ministry in three major locations: London, Liverpool, and Perth, Scotland. In addition, there is Redemptorist Publications and St Clements House at Chawton in Hampshire, and the parish in Erdington, Birmingham.

**Parish Mission apostolate:** it is hoped that from Birmingham and Perth we will continue with a small team for external pastoral ministry; parish missions and retreats.

**Progressing the Mission of the Charity:** however, in order to progress the principal purpose for restructuring: to further the **mission of the Charity,** the Trustees are open to suggestions for a 'new venture' exploring innovative and creative ways to do this.

**Redemptorist Associates:** The Trustees recognise the invaluable contribution of the many 'volunteers' and employees who assist the full-time members of the Charity i.e. the priests and brothers, in fulfilling its charitable purposes. For some of these men and women there is a desire to share in the vision and spirituality that underpins these purposes. During the period under review, a group of Associates has been established in our three main centres, Perth, Liverpool and London, with regular meetings. Four of these Associates have now made a commitment as Lay Missionaries of the Most Holy Redeemer.

**Improved care for sick members:** The Trustees have a sub-committee (Secretariat) for the Care of sick and elderly Redemptorists. Its remit is to review the current arrangements for the provision of the appropriate level of care for its sick, elderly and infirm Redemptorists, and to advise the Trustees on the use of the designated Sick and Retired Fund (invested with Quilter Cheviot Investments) for these purposes. This work is ongoing with the refurbishment of facilities at St Mary's, Clapham and the part-time employment of a professional nurse for the care of the elderly in Bishop Eton, Liverpool.

**INVESTMENT POLICY**

The Trustees have the power to invest as they see fit. The Policy is to maintain income whilst preserving the real value of the investment assets. The day to day operation of this Policy is carried out by the Investment Managers', appointed by the Trustees under agreed investment policies. The Trustees reviewed the Policy in the year to April 2019 and this was approved and adopted in December 2018.

In line with the volatile state of the investment market during the period, the Charity has seen wide fluctuations in the value of its investments. The Trustees take a long term view and hope to see improvements in future years and in the meantime increasing dividend income is a key focus for the Investment Managers.

In addition, the nature of the Congregation's work requires that some funds are retained in liquid form, and are held in short term bank deposits. Here the continuing low levels on interest income continue to have a significant impact on total investment income and the overall income of the Congregation.

**RESERVES POLICY**

The Trustees have developed and put in place a Reserves Policy, this being adopted in May 2018. It is the policy of the Charity to hold reserves in its general funds which have not yet been committed or designated for any particular purpose. The Trustees have set aside these reserves in order to protect the future operations of the Charity from the effects of any unforeseen variations in its income streams as part of the policy of good financial management practice. The Trustees have set the level of these reserves after undertaking a thorough assessment of the Charity needs and feel that the level of free unrestricted reserves, those not being included in the property or sick and retired reserves, which stand at £7,038,873 are adequate to carry out this policy.

## RISK MANAGEMENT

With the benefit of the considerable work put into the development of the Province Plan by the Trustees referred to earlier, the Trustees have thoroughly assessed the key risks that impact upon the future viability of the Province in the UK. The evaluation of the risks focused on the reducing availability of active members of the Congregation, the condition of the property assets, the need to focus on core priorities of the work of the members and to plan to look after the increasing number of elderly members.

A full Health & Safety risk assessment of the Congregation's operations has been completed over recent years with the support of external experts. A review of policies is planned to ensure up to date Health & Safety Policy and associated support guidance.

Moving forward, a programme of reviews of each location over a period of years is now in place with a series of specific risks also to be assessed by all locations.

## CHARITABLE DONATIONS

The Charity made charitable donations in the year of £182,325 (2022 £465,175).

## STRUCTURE, GOVERNANCE AND MANAGEMENT

The Congregation of the Most Holy Redeemer is a Charitable Trust established by a Trust Deed dated 23 February 1967. All the Trustees are Priests or Brothers of the Congregation which was authorised by the Roman Catholic Church as a religious order in 1749 and has spread to most countries throughout the world. The Congregation has been working in the UK since 1845 where it currently has about forty members.

Trustees are elected by the members of the Congregation for a period of four years; the principal Trustee (Provincial Superior) does not normally hold office for more than three terms except in special circumstances. Trustees are trained within the ordinary procedures of the Roman Catholic Church and are subject to the laws of the Church. In all matters relating to finance and civil law the Trustees are aware of the importance of seeking appropriate professional advice.

**The Trustees of the Congregation** are also **Trustees of Redemptorist Publications** (Registered Charity No 1088879; Registered Company No 03261721) and, **The Ace of Clubs** (Registered Charity No 1055187; Registered Company No 03080066). Both of these charitable companies are closely linked to The Congregation of the Most Holy Redeemer in their objectives of spreading the Christian Gospel and helping those in society who are in greatest need.

Members of the Congregation do not possess personal property and do not earn personal income and the Congregation's primary source of income is voluntary donations from those for whom they work. In this context the major risks to which the Charity is exposed are twofold.

1. The Priests and Brothers who are members of the Congregation and engage in its charitable work are decreasing in numbers and increasing in age. The number of Redemptorist Priests and Brothers in 1992 aged 65 and below was 72, at present it is 6 (plus 4 from Zimbabwe). It should be noted that many Redemptorists above that age are still actively involved in the charitable work of the Congregation.

2. Also, the number of donors to the Charity is decreasing as the numbers of Catholics attending on a weekly basis continues to decline.

The charity has been managing, with the knowledge and approval of the Charity Commission and RLSS, certain historical matters which are now at a close. In moving forward, the charity puts the safeguarding of all who work and who come into contact with its services as an integral part of its mission which is explained in further detail earlier in this report.

The Trustees undertook a detailed internal safeguarding review in 2021 and have continued to take professional and regulatory advice as necessary. The Religious Life Safeguarding Service ("RLSS") was set up under the auspices of the Catholic Safeguarding Standards Agency ("CSSA") to provide an umbrella organisation for religious orders to access best practice and guidance. The Trustees have liaised with this service. The Trustees have approved an updated safeguarding policy, internal safeguarding protocols, and putting in place additional safeguarding team members, one of whom will be an independent safeguarding professional. The Trustees continue to prioritise the safeguarding of everyone within the organisation or who interacts with it through its services and activities. The Trustees are confident that they have acted promptly and thoroughly to manage the outcomes of these historical incidents both in the best interests of the charity and with consideration for the pastoral welfare of the claimants.

**Fundraising**

Fundraising generally takes place in parishes by members of the Redemptorists and other volunteers. The Charity maintains its overall responsibility over fundraising activities. The Charity has not consulted a professional fund raiser during the year.

No complaints have been received about fundraising activities. In undertaking these activities, concern is taken to avoid unreasonable intrusion on a person's privacy, unreasonably persistent approaches are avoided and undue pressure is not placed on people.

The Charity is not required to register with the Fundraising Regulator and has not done so but seeks, nonetheless to maintain high standards.

**TRUSTEES**

The Trustees during the year under review were:

Rev R Reid C.Ss.R (Provincial Superior)
Rev E Gweme C.Ss.R. (Vicar Provincial)
Rev A Burns C.Ss.R (Provincial Bursar)
Rev T Buckley C.Ss.R. (Consultor)
Rev D McBride C.Ss.R.

The Trustees are elected by the members of the Congregation and serve for a four-year term. Each Trustee is responsible for monitoring the activities of the Charity in specific, operational areas and reporting points for action at Trustees meetings.

**STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales and Scotland requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources of the Charity for the period.

In preparing these financial statements the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019 (FRS102);
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departure disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended), the Charities Act 2011, the Charities (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.

**ON BEHALF OF THE BOARD:**

Rev R Reid C.Ss.R – TRUSTEE

Dated: 26. ix. 2024.

**Opinion**
We have audited the financial statements of The Congregation of the Most Holy Redeemer (the 'charity') for the year ended 31 December 2023 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 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; and
- have been prepared in accordance with the requirements of the Charities Act 2011 and the Charities and Trustee Investment (Scotland) Act 2005 and regulation of the Charities Accounts (Scotland) Regulations 2006.

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

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

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

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

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

We have nothing to report in this regard.

A further description of our responsibilities is available on the FRC's website at: https://www.frc.org.uk/auditors/audit-assurance/auditor-s-responsibilities-for-the-audit-of-the-fi/description-of-the-auditor%E2%80%99s-responsibilities-for This description forms part of our auditor's report.

**Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008 and Regulation 10 of the Charities Accounts (Scotland) Regulations 2006. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Azets Audit Services

Date: 27 September 2024

Jon Noble (Senior Statutory Auditor)
for and on behalf of Azets Audit Services
Statutory Auditor
Athenia House
10-14 Andover Road
Winchester
Hampshire
SO23 7BS

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

**Matters on which we are required to report by exception**
We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 and the Charities Accounts (Scotland) Regulations 2006 require us to report to you if, in our opinion:

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

**Responsibilities of trustees**
As explained more fully in the trustees' responsibilities statement, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

**Auditor's responsibilities for the audit of the financial statements**
We have been appointed as auditor under section 144 of the Charities Act 2011 and section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 and report in accordance with the Acts and relevant regulations made or having effect thereunder.

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

**Extent to which the audit was considered capable of detecting irregularities, including fraud**
Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

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

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

## THE CONGREGATION OF THE MOST HOLY REDEEMER

### STATEMENT OF FINANCIAL ACTIVITIES

### FOR THE YEAR ENDED 31 DECEMBER 2023

| | Notes | Unrestricted Funds £ | 31/12/2023 Restricted Funds £ | Total £ | 31/12/2022 Total £ |
|---|---|---|---|---|---|
| **Income from:** | | | | | |
| Donations and legacies | 2 | 722,081 | 60,600 | 782,681 | 1,875,720 |
| Charitable activities | 2 | - | 66,085 | 66,085 | 54,423 |
| Investment income | 2 | 185,603 | 58,516 | 244,119 | 236,243 |
| Gain on disposal of tangible fixed asset | 2 | - | - | - | 1,631,794 |
| Other income | 2 | 132,454 | - | 132,454 | 148,868 |
| **Total income** | | 1,040,138 | 185,201 | 1,225,339 | 3,947,048 |
| **Expenditure on:** | | | | | |
| **Raising funds** | | | | | |
| Investment Management costs | | 17,546 | 9,687 | 27,233 | 28,631 |
| **Charitable activities** | | | | | |
| General charitable activities | 3 | 1,414,193 | 349,311 | 1,763,504 | 2,255,645 |
| **Total expenditure** | | 1,431,739 | 358,998 | 1,790,737 | 2,284,276 |
| Net income/(expenditure) before other recognised gains/(losses) | | (391,601) | (173,797) | (565,398) | 1,662,772 |
| Gain/(Losses) on revaluation and disposal of investment assets | 9 | 123,023 | 66,110 | 189,133 | (743,901) |
| **Net income/(expenditure)** | | (268,578) | (107,687) | (376,265) | 918,871 |
| Transfers between funds | | 2,396 | (2,396) | - | - |
| **Net movement in funds** | | (266,182) | (110,083) | (376,265) | 918,871 |
| Fund balances brought forward at 1 January 2023 | | 17,305,080 | 2,068,276 | 19,373,356 | 18,454,485 |
| Fund balances carried forward at 31 December 2023 | | 17,038,898 | 1,958,193 | 18,997,091 | 19,373,356 |

The notes form part of these financial statements

The Statement of Financial Activities also complies with the requirement for an income and expenditure account under the Companies Act 2006. All activities are continuing.

## Prior financial period

| | Notes | Unrestricted Funds £ | Restricted Funds £ | 31/12/2022 Total £ |
|---|---|---|---|---|
| **Income from:** | | | | |
| Donations and legacies | 2 | 1,814,999 | 60,721 | 1,875,720 |
| Charitable activities | 2 | - | 54,423 | 54,423 |
| Investment income | 2 | 181,872 | 54,371 | 236,243 |
| Gain on disposal of tangible fixed asset | 2 | 1,631,794 | - | 1,631,794 |
| Other income | 2 | 148,868 | - | 148,868 |
| **Total income** | | 3,777,533 | 169,515 | 3,947,048 |
| **Expenditure on:** | | | | |
| **Raising funds** | | | | |
| Investment Management costs | | 18,811 | 9,820 | 28,631 |
| **Charitable activities** | | | | |
| General charitable activities | 3 | 1,721,759 | 533,886 | 2,255,645 |
| **Total expenditure** | | 1,740,570 | 543,706 | 2,284,276 |
| Net income/(expenditure) before other recognised gains/(losses) | | 2,036,963 | (374,191) | 1,662,772 |
| (Losses)/Gain on revaluation and disposal of investment assets | 9 | (476,728) | (267,173) | (743,901) |
| **Net income** | | 1,560,235 | (641,364) | 918,871 |
| Transfers between funds | | 3,312 | (3,312) | - |
| **Net movement in funds** | | 1,563,547 | (644,676) | 918,871 |
| Fund balances brought forward at 1 January 2022 | | 15,741,533 | 2,712,952 | 18,454,485 |
| Fund balances carried forward at 31 December 2022 | | 17,305,080 | 2,068,276 | 19,373,356 |

The notes form part of these financial statements

The Statement of Financial Activities also complies with the requirement for an income and expenditure account under the Companies Act 2006. All activities are continuing.

## THE CONGREGATION OF THE MOST HOLY REDEEMER

### BALANCE SHEET

### FOR THE YEAR ENDED 31 DECEMBER 2023

| | Notes | 31/12/2023 £ | 31/12/2023 £ | 31/12/2022 £ | 31/12/2022 £ |
|---|---|---|---|---|---|
| **FIXED ASSETS:** | | | | | |
| Tangible assets | 8 | | 8,703,231 | | 8,607,258 |
| Investments | 9 | | 8,407,598 | | 8,098,352 |
| | | | 17,110,829 | | 16,705,610 |
| **CURRENT ASSETS:** | | | | | |
| Debtors | 10 | 350,902 | | 1,347,281 | |
| Cash at bank and in hand | | 1,626,092 | | 1,875,494 | |
| | | 1,976,994 | | 3,222,775 | |
| **CREDITORS:** | | | | | |
| Amounts falling due within one year | 11 | (90,732) | | (555,029) | |
| **NET CURRENT ASSETS:** | | | 1,886,262 | | 2,667,746 |
| **TOTAL ASSETS LESS CURRENT LIABILITIES:** | | | 18,997,091 | | 19,373,356 |
| **CREDITORS:** | | | | | |
| Amounts falling due after one year | 12 | | - | | - |
| | | | 18,997,091 | | 19,373,356 |
| **UNRESTRICTED FUNDS:** | 14 | | | | |
| Property fund | | 9,530,638 | | 9,573,296 | |
| General funds | | 7,038,873 | | 7,244,849 | |
| Sick and retired fund | | 469,387 | | 486,935 | |
| | | | 17,038,898 | | 17,305,080 |
| **RESTRICTED FUNDS:** | 14 | | 1,958,193 | | 2,068,276 |
| Total Funds | | | 18,997,091 | | 19,373,356 |

**ON BEHALF OF THE BOARD:**

Rev R Reid C.Ss.R - TRUSTEE

Rev A Burns C.Ss.R - TRUSTEE

Approved and authorised for issue by the Board of Trustees on 26.ix.2024

The notes form part of these financial statements

## THE CONGREGATION OF THE MOST HOLY REDEEMER

## STATEMENT OF CASH FLOWS

## FOR THE PERIOD ENDED 31 DECEMBER 2023

| | 31/12/2023<br>£ | 31/12/2022<br>£ |
|---|---|---|
| Net (outgoing)/incoming resources for year | (376,265) | 918,871 |
| Depreciation | 74,698 | 71,270 |
| (Gains)/Losses on investments | (189,133) | 743,901 |
| Dividends, interest and rents from investments | (244,119) | (236,243) |
| Profit on disposal of fixed assets | - | (1,631,794) |
| Decrease/(Increase) in debtors | 996,379 | (1,310,715) |
| (Decrease)/Increase in creditors | (464,297) | 131,071 |
| **Net cash used in operating activities** | (202,737) | (1,313,639) |
| **Cash flows from investing activities** | | |
| Dividends, interest and rents from investments | 244,119 | 236,243 |
| Proceeds from sale of property, plant and equipment | - | 2,103,994 |
| Purchase of property, plant and equipment | (170,671) | (276,889) |
| Net (sale)/purchase of investments | (120,113) | (115,417) |
| **Net cash used in investing activities** | (46,665) | 1,947,931 |
| Change in cash and cash equivalents in the year | (249,402) | 634,292 |
| Cash and cash equivalents brought forward | 1,875,494 | 1,241,202 |
| **Cash and cash equivalents carried forward** | 1,626,092 | 1,875,494 |

## 1. ACCOUNTING POLICIES

### BASIS OF PREPARATION

The financial statements have been prepared under the historical cost convention, as modified by the inclusion of investment assets at market value. They have been prepared in accordance with the Charities Act 2011, the Charities and Trustee Investment (Scotland) Act 2005, regulation 8 of the Charities Accounts (Scotland) Regulation and in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019) and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS102).

The charity constitutes a public benefit entity as defined by FRS102.

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

The principal accounting policies are summarised below. The accounting policies have been applied consistently throughout the year and in the preceding year.

### GOING CONCERN

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

### INCOME RECOGNITION

All incoming resources are included in the Statement of Financial Activities (SoFA) when the Charity is entitled to the income, it is probable that the income will be received and the amount can be measured reliably. The following specific policies are applied to particular categories of income.

- Legacies to which the Charity is entitled are included in the Statement of Financial Activities unless they are incapable of measurement.
- Voluntary income by way of grants, donations and gifts, are included in full in the Statement of Financial Activities when receivable.
- Donated services and facilities are included at the value to the Charity where this can be quantified. The value of services provided by volunteers has not been included in these accounts.
- Investment income is recognised when receivable.
- Incoming resources from charitable trading activity is recognised when earned.

### EXPENDITURE RECOGNITION

Expenditure is recognised in the Statement of Financial Activities on an accrual basis as soon as there is legal or constructive obligation committing the charity to that expenditure, it is probably that settlement will be required and the amount of the obligation can be measured reliably. Expenditure includes VAT and is reported as part of the expenditure to which it relates.

- Costs of generating funds comprise the costs associated with attracting voluntary income, the costs of trading for fundraising purposes, and the cost of investment management.
- Charitable expenditure comprises those costs incurred by the Charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.
- Governance costs include those costs associated with meeting the constitutional and statutory requirements of the Charity and include the audit fees and costs linked to the strategic management of the Charity.
- All costs are allocated between the expenditure categories of the SoFA on a basis designed to reflect the use of the resource.

**FUND ACCOUNTING**
Restricted funds are to be used for specified purposes laid down by the donor. Expenditure for those purposes is charged to the fund, together with a fair allocation of overheads and support costs.

Unrestricted general funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity. Unrestricted designated funds are funds which have been designated for specific purposes by the Trustees. The designated property fund represents the values of the buildings as detailed in Notes 8 and 9.

**CAPITALISATION AND DEPRECIATION OF TANGIBLE FIXED ASSETS**
Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is calculated to write down the cost, less estimated residual value of all tangible fixed assets held for Charity use other than buildings by the reducing balance method over their expected useful lives. Items of equipment are capitalised where the purchase price exceeds £1,000. The rates generally applicable are:

| | |
|---|---|
| Improvements to property | 10% straight line |
| Household | 15% reducing balance |
| Motor Vehicles | 25% reducing balance |
| Buildings | 150 years or expected remaining useful life |

The Buildings have been reviewed by the Trustees for impairment at the balance sheet date. Where decisions have been made to dispose of assets the impairment has been based on professional valuations obtained. Where there is an expectation of short term exit from a community as part of the future strategy of the province, the carrying value has been adjusted to reflect the remaining working value of the asset to the Charity, and the write off period adjusted to reflect this. For longer term buildings, the Trustees have reconsidered the expected remaining useful life of these properties. It was considered that a period of 150 years was a more accurate reflection of the remaining life of these assets, given their long life to date and the continued upkeep and restoration of these assets.

**CASH AT BANK AND IN HAND**
Cash at bank and cash in hand includes cash and short term liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

**FINANCIAL INSTRUMENTS**
The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and then subsequently measured at their settlement value.

**EMPLOYEE BENEFITS**
The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received. Termination payments are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

**FIXED ASSET INVESTMENTS**
Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

Investment properties, which is property held to earn rentals and/or for capital appreciation, is measured using the fair value model and stated at its fair value as at the reporting end date. Any gains or losses on revaluation and disposals are included in the statement of financial activities.

### JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

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

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

The main accounting estimates of the charity are depreciation and valuation of certain properties.

## 2. INCOME

| | 31/12/2023 | | | 31/12/2022 |
|---|---|---|---|---|
| | Unrestricted Funds | Restricted Funds | Total | |
| | £ | £ | £ | £ |
| **Donations and legacies** | | | | |
| Apostolic work | 576,188 | - | 576,188 | 562,505 |
| Stole fees | 40,620 | - | 40,620 | 40,440 |
| Donations received | 64,355 | 60,600 | 124,955 | 142,070 |
| Mass accounts | 40,918 | - | 40,918 | 43,342 |
| Legacies | - | - | - | 1,087,363 |
| | 722,081 | 60,600 | 782,681 | 1,875,720 |
| **Charitable activities** | | | | |
| Resale income | - | 66,085 | 66,085 | 54,423 |
| **Investment income** | | | | |
| Rents received | 78,086 | - | 78,086 | 88,378 |
| Income from listed investments | 94,141 | 53,205 | 147,346 | 144,048 |
| Bank deposits | 13,376 | 5,311 | 18,687 | 3,817 |
| | 185,603 | 58,516 | 244,119 | 236,243 |
| **Gain on disposal of tangible fixed asset** | - | - | - | 1,631,794 |
| **Other income** | | | | |
| Pensions | 120,113 | - | 120,113 | 131,058 |
| Other receipts | 12,341 | - | 12,341 | 17,810 |
| Furlough grants | - | - | - | - |
| | 132,454 | - | 132,454 | 148,868 |
| **Total income** | 1,040,138 | 185,201 | 1,225,339 | 3,947,048 |

## 3. RESOURCES EXPENDED FOR CHARITABLE ACTIVITIES

| | Unrestricted Funds £ | 31/12/2023 Restricted Funds £ | Total £ | 31/12/2022 Total £ |
|---|---|---|---|---|
| Wages | 277,555 | 33,808 | 311,363 | 290,307 |
| Social Security and pensions | 22,686 | - | 22,686 | 18,045 |
| Administration expenses | 5,993 | - | 5,993 | 6,339 |
| Motor and travel expenses | 56,456 | 2,097 | 58,553 | 49,809 |
| Food and drink expenses | 140,800 | - | 140,800 | 116,542 |
| Restoration costs | - | - | - | - |
| Repairs and renewals | 149,257 | 510 | 149,767 | 80,811 |
| Sundry expenses | 105,456 | 23,643 | 129,099 | 103,272 |
| Donations paid | 3,462 | 178,863 | 182,325 | 465,175 |
| Community expenses | 114,222 | 28,556 | 142,778 | 93,979 |
| Utilities | 195,088 | 2,356 | 197,444 | 149,629 |
| Clapham shop rent | - | 1,011 | 1,011 | 6,091 |
| Medical and charities | 53,005 | 3,148 | 56,153 | 31,966 |
| Insurance | 68,522 | 14,100 | 82,622 | 61,949 |
| Other education and FSC fees | 560 | - | 560 | 10,578 |
| Higher studies and formation | 27,230 | 58,901 | 86,131 | 127,482 |
| Depreciation | 74,698 | - | 74,698 | 71,270 |
| Bank charges and interest | 8,332 | 376 | 8,708 | 5,481 |
| Contribution to Rome | 35,633 | 1,942 | 37,575 | 51,099 |
| Governance costs (note 4) | 75,238 | - | 75,238 | 515,821 |
| | 1,414,193 | 349,311 | 1,763,504 | 2,255,645 |

## 4. GOVERNANCE COSTS

| | 31/12/2023 £ | 31/12/2022 £ |
|---|---|---|
| Legal and professional fees | 5,850 | 445,086 |
| Provincial council travelling costs | 22,174 | 9,147 |
| Wages and social security | 13,573 | 20,143 |
| Accountancy | 15,641 | 23,320 |
| Auditors remuneration | 18,000 | 18,125 |
| | 75,238 | 515,821 |

## 5. NET (OUTGOING)/INCOMING RESOURCES

This is stated after charging:

| | 31/12/2023 £ | 31/12/2022 £ |
|---|---|---|
| Auditor's remuneration | | |
| - statutory audit | 18,000 | 18,125 |
| - other | 15,641 | 21,763 |
| Depreciation and amortisation: | | |
| Tangible fixed assets, owner | 74,698 | 71,270 |

## 6. EMPLOYEES

Staff costs during the year were as follows:

| | 31/12/2023 | 31/12/2022 |
|---|---|---|
| | £ | £ |
| Wages and salaries | 329,354 | 310,450 |
| Social security costs | 17,244 | 13,455 |
| Pension costs | 6,024 | 4,590 |
| | 352,622 | 328,495 |

The average number of employees during the year was 26 (2022: 22) all of whom were engaged in the principal activity.

No employee earned £60,000 per annum or more in the current or preceding accounting period.

The Trustees are considered to be the only key management personnel and are not remunerated.

## 7. PAYMENTS TO TRUSTEES

No Trustee or person with a family or business connection with a Trustee, received remuneration in the year, directly or indirectly, from either the Charity or an institution or company related to the Charity.

## 8. TANGIBLE FIXED ASSETS

| | Land & Buildings | Improvements to Property | Household | Motor Vehicles | Totals |
|---|---|---|---|---|---|
| | £ | £ | £ | £ | £ |
| **COST:** | | | | | |
| At 1 January 2023 | 7,939,471 | 2,890,125 | 389,731 | 188,992 | 11,408,319 |
| Additions | - | 160,132 | - | 10,539 | 170,671 |
| Disposals | - | - | - | - | - |
| At 31 December 2023 | 7,939,471 | 3,050,257 | 389,731 | 199,531 | 11,578,990 |
| **DEPRECIATION:** | | | | | |
| At 1 January 2023 | 1,866,175 | 460,029 | 336,587 | 138,270 | 2,801,061 |
| Charge for year | 42,658 | 9,576 | 7,967 | 14,497 | 74,698 |
| On disposals | - | - | - | - | - |
| At 31 December 2023 | 1,908,833 | 469,605 | 344,554 | 152,767 | 2,875,759 |
| **NET BOOK VALUE:** | | | | | |
| At 31 December 2023 | 6,030,638 | 2,580,652 | 45,177 | 46,764 | 8,703,231 |
| At 31 December 2022 | 6,073,296 | 2,430,096 | 53,144 | 50,722 | 8,607,258 |

## 9. FIXED ASSET INVESTMENTS

| MARKET VALUATION | Unrestricted £ | Restricted £ | Total £ |
|---|---|---|---|
| At 1 January 2023 | 6,456,410 | 1,641,942 | 8,098,352 |
| Additions | 93,410 | 53,936 | 147,346 |
| Disposals | (17,547) | (9,686) | (27,233) |
| Increase in valuation | 123,023 | 66,110 | 189,133 |
| At 31 December 2023 | 6,655,296 | 1,752,302 | 8,407,598 |
| At 31 December 2022 | 6,456,410 | 1,641,942 | 8,098,352 |
| Fixed asset investments comprise: | | | |
| Investments listed on recognised stock exchange | 3,155,296 | 1,752,302 | 4,907,598 |
| Investment properties | 3,500,000 | - | 3,500,000 |

The investment properties were originally valued based on the open market sale value of comparable properties. These values have been reviewed by the Trustees at the period end based on current market conditions and are considered reasonable.

## 10. DEBTORS

| | 31/12/2023 £ | 31/12/2022 £ |
|---|---|---|
| Amounts falling due within one year: | | |
| Other debtors | 50,902 | 1,147,281 |
| Loan to Redemptorist Publications | 300,000 | 200,000 |
| | 350,902 | 1,347,281 |

## 11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

| | 31/12/2023 £ | 31/12/2022 £ |
|---|---|---|
| Trade creditors | - | - |
| Accruals and deferred income | 90,732 | 555,029 |
| | 90,732 | 555,029 |

## 12. CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR

| | 31/12/2023 £ | 31/12/2022 £ |
|---|---|---|
| Accruals and deferred income | - | - |

## 13. RELATED PARTY DISCLOSURES

The Charity is related to Redemptorist Publications (a Charity limited by guarantee) and Ace of Clubs (Clapham) Limited (a Charity limited by guarantee) by virtue of common Trustees. Day to day activities of Redemptorist Publications and Ace of Clubs are both controlled by a Committee which includes management and lay people.

During the period the Charity received donations and apostolic income amounting to £107,351 (2022: £107,351) from Redemptorist Publications.

The Charity also paid a donation of £Nil (2022 - £25,000) to the Redemptorist Publications to support staff costs.

In addition, the Charity has made a loan to Redemptorist Publications of £300,000 (2022 - £200,000) which remains outstanding at the year end.

As part of its support for the charity Redemptorist Publications provides payroll and administrative services including the payment of salaries in advance of reimbursement. At the balance sheet date the charity owed £6,050 (2022: £15,738) to Redemptorist Publications.

During the period the Charity received rental income of £3,416 per month from Ace of Clubs (Clapham) Limited for the use of part of its Clapham property.

## 14. MOVEMENTS IN FUNDS

| | At 1/1/2023 | Incoming Resources | Outgoing Resources | Revaluations Losses & Transfers | At 31/12/2023 |
|---|---|---|---|---|---|
| | £ | £ | £ | £ | £ |
| **Restricted funds:** | | | | | |
| Ace of Clubs | 11,733 | 66,085 | (37,998) | (10,076) | 29,744 |
| Douglas Fund | 1,322,062 | 88,500 | (188,714) | 67,454 | 1,289,302 |
| Zimbabwe Fund | 697,697 | 29,691 | (132,208) | 6,336 | 601,516 |
| Father Burns Funds | 34,000 | - | - | - | 34,000 |
| St Mary's Restoration Fund | 2,784 | 925 | (78) | - | 3,631 |
| | 2,068,276 | 185,201 | (358,998) | 63,714 | 1,958,193 |
| **Unrestricted funds:** | | | | | |
| Designated sick and retired fund | 486,935 | 25,774 | (68,595) | 25,273 | 469,387 |
| Designated property fund | 9,573,296 | - | (42,658) | - | 9,530,638 |
| General funds | 7,244,849 | 1,014,364 | (1,320,486) | 100,146 | 7,038,873 |
| **Total unrestricted funds** | 17,305,080 | 1,040,138 | (1,431,739) | 125,419 | 17,038,898 |
| **Total funds** | 19,373,356 | 1,225,339 | (1,790,737) | 189,133 | 18,997,091 |

**Purposes of restricted funds**

| | |
|---|---|
| Douglas Fund | These funds are specifically allocated for the training of priests and brothers and the continuing education of priests and brothers. |
| Zimbabwe Fund | These funds are held in the UK specifically for use in Zimbabwe, the Trustees having established two communities on the outskirts of Harare in 1990. At that time all finance was handled locally and any fundraising in the UK was sent direct via the Congregation's accounts. When the political difficulties developed into a serious situation, it was decided to retain the majority of surplus funds in the UK and only transfer to Zimbabwe when required or to make payments to suppliers outside of Zimbabwe when the supplies have been received. |
| Ace of Clubs | The Trustees of the London province has transferred responsibility for the management and administration of the Charity shops from the Ace of Clubs to St Mary's Clapham. All net proceeds from the Charity shops is restricted for the benefit of the Ace of Clubs. |
| St Mary's Restoration Fund | These funds relate to a legal undertaking provided to Perth & Kinross Council from the sale of land at St Mary's Kinnoull. These funds can only be used on future restoration of St Mary's Kinnoull. |
| Redemptoristine Sisters | These funds are being held as Custodian for the Redemptoristine Sisters to be used only on instructions to meet future obligations of the Redemptoristines. |
| Father Burns Funds | These funds represent inheritance from Father Burns that has been paid into the Congregation to be held until its use has been agreed. |

**Purposes of designated fund**

| | |
|---|---|
| Property fund | The property fund has been set up to represent the reserves attributable to Charitable land & buildings including investment properties. Previous years' values in the accounts were established some years ago and were based on insurance values at that time, as the historical cost values were impossible to arrive at, as the land/buildings had been acquired many decades ago.<br><br>It is only when the land/buildings are sold or transferred that the proceeds of the transaction, if any, are transferred to the Charity's General Fund of unrestricted assets. |
| Sick and retired fund | There is no pension provision for the members of the Congregation. The Trustees have paid voluntary National Insurance contributions since the early 1990s for qualifying confreres but the state pension payable to current confreres over the age of 65 is significantly less than the basic state pension.<br><br>The Trustees have established a fund specifically designated to assist in the care of the sick and retired confreres. Initial funding in this first year of the designated fund has been provided by specific donations from Redemptorist Publications and Erdington House. |

## 15. ANALYSIS OF NET ASSETS BETWEEN FUNDS

| | Unrestricted general funds | Designated funds | Restricted funds | Total funds |
|---|---|---|---|---|
| | £ | £ | £ | £ |
| Tangible fixed assets | 2,672,593 | 6,030,638 | - | 8,703,231 |
| Investments | 2,336,916 | 4,318,382 | 1,752,300 | 8,407,598 |
| Current assets | 2,115,819 | (348,995) | 210,170 | 1,976,994 |
| Current liabilities | (86,455) | - | (4,277) | (90,732) |
| **Net assets at 31 December 2023** | 7,038,873 | 10,000,025 | 1,958,193 | 18,997,091 |

## 16. CAPITAL COMMITMENTS

Amounts contracted for but not provided in the financial statements:

| | 31/12/2023 | 31/12/2022 |
|---|---|---|
| | £ | £ |
| Improvements to tangible fixed assets | - | - |

## THE CONGREGATION OF THE MOST HOLY REDEEMER

## INCOME AND EXPENDITURE ACCOUNT

## FOR THE YEAR ENDED 31 DECEMBER 2023

| | 31/12/2023 | | 31/12/2022 | |
|---|---|---|---|---|
| | £ | £ | £ | £ |
| **Income:** | | | | |
| Apostolic work | 576,188 | | 562,505 | |
| Stole fees | 40,620 | | 40,440 | |
| Donations received | 124,955 | | 142,070 | |
| Resale | 66,085 | | 54,423 | |
| Other receipts | 12,341 | | 17,810 | |
| Mass accounts | 40,918 | | 43,342 | |
| Pensions | 120,113 | | 131,058 | |
| Legacies | - | | 1,087,363 | |
| | | 981,220 | | 2,079,011 |
| **Other income:** | | | | |
| Rents receivable | 78,086 | | 88,378 | |
| Bank interest received | 18,687 | | 3,817 | |
| Investment income | 147,346 | | 144,048 | |
| | | 244,119 | | 236,243 |
| **Gain on disposal of property** | | - | | 1,631,794 |
| | | 1,225,339 | | 3,947,048 |
| **Expenditure:** | | | | |
| Wages | 324,354 | | 310,450 | |
| Social security and pensions | 23,268 | | 18,045 | |
| Administration expenses | 5,993 | | 6,339 | |
| Motor and travel expenses | 80,727 | | 58,956 | |
| Food and drink expenses | 140,800 | | 116,542 | |
| Restoration costs | - | | - | |
| Repairs & renewals | 149,767 | | 80,811 | |
| Sundry expenses | 127,184 | | 97,389 | |
| Audit & Accounting costs | 33,641 | | 41,445 | |
| Legal and professional fees | 33,083 | | 473,717 | |
| Donations paid | 182,325 | | 465,175 | |
| Community expenses | 142,778 | | 93,979 | |
| Utilities | 197,444 | | 149,629 | |
| Clapham shop rent | 1,011 | | 6,091 | |
| Medical and charities | 56,153 | | 31,966 | |
| Insurance | 82,622 | | 61,949 | |
| Other education and FSC fees | 560 | | 10,578 | |
| Contribution to Rome | 37,575 | | 51,099 | |
| Formation costs | 86,131 | | 127,482 | |
| Resale expenditure | 1,915 | | 5,883 | |
| | | (1,707,331) | | (2,207,525) |
| | | (481,992) | | 1,739,523 |
| **Finance costs:** | | | | |
| Bank charges and interest | | (8,708) | | (5,481) |
| Carried forward | | (490,700) | | 1,734,042 |

This page does not form part of the statutory financial statements

## THE CONGREGATION OF THE MOST HOLY REDEEMER

### INCOME AND EXPENDITURE ACCOUNT

### FOR THE YEAR ENDED 31 DECEMBER 2023

| | 31/12/2023 | | 31/12/2022 | |
|---|---|---|---|---|
| | £ | £ | £ | £ |
| Brought forward | | (490,700) | | 1,734,042 |
| **Depreciation:** | | | | |
| Household | 7,967 | | 9,373 | |
| Motor vehicles | 14,497 | | 10,838 | |
| Improvements to property | 9,576 | | 7,129 | |
| Buildings | 42,658 | | 43,930 | |
| | | (74,698) | | (71,270) |
| | | (565,398) | | 1,662,772 |
| **Profit/(loss) on disposal of fixed assets:** | | | | |
| Motor vehicles | - | | - | |
| Buildings | - | | - | |
| Household | - | | - | |
| | | - | | - |
| | | (565,398) | | 1,662,772 |
| **Other losses:** | | | | |
| Revaluation deficit in the year | | - | | - |
| Increase/(Decrease) in market value of investments | | 189,133 | | (743,901) |
| **NET (DEFICIT)/SURPLUS FOR THE YEAR:** | | (376,265) | | 918,871 |

This page does not form part of the statutory financial statements

**ROMAN CATHOLIC PURPOSES IN CONNECTION WITH THE CONGREGATION OF THE MOST HOLY RE**

England & Wales - Charity number 252041

# Accounts

Registered Numbers 252041/SC039359

# ROMAN CATHOLIC PURPOSES IN CONNECTION WITH THE CONGREGATION OF THE MOST HOLY REDEEMER (KNOWN AS THE CONGREGATION OF THE MOST HOLY REDEEMER AND THE REDEMPTORISTS)

## ANNUAL REPORT

## FOR THE YEAR ENDED 31 DECEMBER 2022

**THE CONGREGATION OF THE MOST HOLY REDEEMER**

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**FOR THE YEAR ENDED 31 DECEMBER 2022**


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# THE CONGREGATION OF THE MOST HOLY REDEEMER

## CHARITY INFORMATION

## FOR THE YEAR ENDED 31 DECEMBER 2022

| | |
|---|---|
| **TRUSTEES:** | Rev R Reid C.Ss.R<br>Rev A Burns C.Ss.R.<br>Rev T Buckley C.Ss.R.<br>Rev E Gweme C.Ss.R<br>Rev D McBride C.Ss.R. |
| **FINANCIAL DIRECTOR:** | Mrs S Perrins |
| **REGISTERED OFFICE:** | St Mary's<br>8 Clapham Park Road<br>Clapham<br>London<br>SW4 7AP |
| **REGISTERED NUMBERS:** | 252041<br>SC039359 |
| **AUDITORS:** | Azets Audit Services<br>Athenia House<br>10-14 Andover Road<br>Winchester<br>Hampshire, SO23 7BS |
| **BANKERS:** | NatWest<br>City of London Office<br>1 Princes Street<br>London, EC2R 8PH |
| **SOLICITORS:** | Gunnercooke<br>1 Cornhill<br>London, EC3V 3ND<br><br>Pothecary Witham Weld<br>84 Eccleston Square<br>London, SW1V 1 PX |

The Trustees present their report with the financial statements of the Charity for the year ended 31 December 2022. The financial statements have been prepared on the accounting policies set out in note 1 to the financial statements and comply with the Charity's trust deed, applicable law and the requirements of the Statement of Recommended Practice "Accounting and Reporting by Charities" issued in 2019.

## OBJECTIVES AND ACTIVITIES

The Trust Deed dated 23 February 1967 which is the governing document of the Congregation sets out its objective: "The charitable purposes which advance the religious and other charitable work for the time being carried on by or under the direction of the Society as the Trustees, with the approval of the Superior, shall from time to time think fit". The Congregation continually assesses the effectiveness with which it achieves this objective: though such reviews are not always or easily subjected to statistical analysis as much of the work is of a 'spiritual' nature. The Trustees co-ordinate the work of around sixty-five members of the Congregation based In the UK and Zimbabwe and a larger number of people who work for the Congregation, largely on a voluntary basis. There are currently five Redemptorist communities in the UK and four in Zimbabwe. For the purpose of reporting on Public Benefit, the various activities of the Charity and its charitable work are listed with greater detail.

The trustees confirm they have complied with the duty under the Charities Act 2011 to have due regard to public benefit guidance published by the Charities Commission.

## PARISHES

Parish Communities: The Redemptorists staff four parishes in England:

### St Mary's Clapham

This is a large, multi-racial Catholic parish in south-London with a wide socio-economic mix. Two Redemptorists are fully occupied with the parish. Other members of the community assist with the church services.

- The church is open seven days a week providing Catholic worship and the opportunity for anyone to spend a few minutes in quiet prayer or reflection.
- About 1,000 worshippers attend Mass each Sunday.
- There is a large and highly successful primary school to which the parish priests offer chaplaincy support and serves on the Governing Body,
- The priests are also catholic chaplains to Trinity Hospice where they visit the patients and are available 'on call'. This ministry is supported by the Charity as they receive no stipend or salary.
- Some of the confreres are engaged part-time with missions and retreats and do supplies in the local dioceses.
- The ground floor of the Monastery is used for parish and ecumenical meetings and courses.
- The Ace of Clubs is a Registered Charitable Company under the Trusteeship of the Redemptorists. Three Redemptorists are involved in the Trustees Committee. The club is housed in the old school building and forms an integral part of the community outreach of the parish. It is a day drop-in centre providing meals and practical support for homeless men and women. Under its lay director and dedicated team it has had another successful year. An IT education suite is available to assist the AoC clients to develop basic IT skills and provide short-term education programmes. There is a charity shop which help to provide financial support for the Centre. Also, in collaboration with other centres, the AoC shares in a scheme to provide overnight accommodation. The Trustees have established a Trustees Committee to provide specialised support and oversight of the activities of the AoC.
- There are strong ecumenical links with the local Christian churches and with other centres for the homeless
- The effects of the pandemic are still being felt, but numbers attending are slowly increasing.

### The Abbey Parish, Erdington, Birmingham

This is a large, vibrant parish staffed by two Redemptorists that attracts people from beyond the parish boundaries.

- On Sunday there are over 1,200 worshippers at Mass and the church is open every day for worship, private prayer and reflection
- There are two Catholic schools within the parish: The Abbey Primary school, and St Edmund Campion Comprehensive School. The parish priest serves on the Governing Body and is Chaplain to the primary school.

- The parish priest also serves, one day a week, Chaplain-on-call for Good Hope General Hospital, Sutton Coldfield, and the local John Taylor Hospice.
- The Redemptorist priests are also chaplains to a number of residential care homes within the parish.
- The Mission Coordinator for the Province lives and works from here.
- The parish hall is used extensively by parish and other groups with activities available to anyone from the local community.
- There is an active lay group of the St Vincent de Paul Society that seeks to serve the needs of the local poor and needy families and has become the biggest food donor to Erdington Food Bank.

**Bishop Eton, Liverpool**

This is a very popular parish church in a residential area of south Liverpool. It is staffed by a priest from the community: the parish priest. Other members of the community are also involved with the celebration of Mass and other services within the church.

- The church is open every day, through the day, offering Catholic worship and opportunities for personal prayer and reflection.
- There are approximately 850 worshippers who attend the Sunday Masses
- There is a Catholic primary school and the parish priest is the Chaplain. There is also a private, Catholic school within the parish boundary.
- The Fisher-More Hall is used by a variety of groups including Parents and Toddlers, and for fund-raising events for Third World Projects. It is also a local polling station when required.
- Members of the community also occasionally engage in giving parish missions in parishes around the country by local invitation, and retreats to religious communities and programmes of Marriage enrichment.
- One Redemptorist Brother is engaged in pastoral work in Asylum Link.
- After Lockdown in March 2020, the Parish Priest has kept contact with the Parish and school by means of a weekly message and a recorded Mass, which the parishioners are encouraged to follow online. Most of the Masses are livestreamed which is especially appreciated by those who are unable to get to funerals.

**St Mary's Woolton, Liverpool**

In 2011 the Archdiocese of Liverpool requested that the Trustees accept the pastoral care of the neighbouring parish of St Mary's, Woolton. St Mary's parish is of a similar size to Bishop Eton. The pastoral care of St Mary's has developed well with the members of the community assisting the full time Redemptorist Parish Priest in the provision of church services. St Mary's also has its own Catholic Primary School.

**St Benet's Sunderland**

The Redemptorists withdrew from St Benet's, Sunderland in 2011. In consultation with the local Catholic Diocese of Hexham and Newcastle, the Charity has gifted the Church of St Benet's to the Diocese for its continuing use on the condition that should the Diocese no longer wish to use it, ownership will revert to the Charity. We continue to seek a buyer for the unoccupied adjoining monastery. These negotiations have continued throughout the current reporting period.

**Further note**

Every Catholic parish is a constituent part of the local Catholic Diocese. By the staffing of these parishes, we are also contributing to the overall Public Benefit of these Registered Charities: Southwark (South London & Kent); Birmingham; Liverpool.

## PASTORAL CENTRES

The Charity currently owns and runs a Pastoral & Retreat Centre.

**St Mary's, Kinnoull, Perth.**
St Mary's Monastery has been the Redemptorists principal location in Scotland since the Monastery was first built in the 1860's. It was a community home for the charity's members, Redemptorist priests and brothers based in Scotland. In addition to the resident community it has also served as a Retreat Centre for clergy and lay retreats. This ministry has greatly expanded over the past forty years. Today, in addition to the two renewal courses for seven weeks, there are a variety of retreats for the Catholic and Christian community. 'Kinnoull' provides retreat and conference facilities for a wide variety of organisations including the Episcopal Church, Alcoholics Anonymous, professional groups, and self-help groups. In this reporting year we took new steps to strengthen our ecumenical outreach to other Christian Church groups in Scotland, and our ministry to young adults. 'Kinnoull' provides a daily Mass in the Monastery which is open to the local Catholic community. It is also a base for ministry in parishes across Scotland. It is also used by the Province for our own Provincial and Congregational meetings and retreats. Our biggest fear is the future of the retreat house. We are totally dependent on guests for our income. We have no other source of support.

Our community is now reduced to 6 persons. We have decided on a strategy to ensure our continued health and well-being. We have drawn up a programme to keep us engaged daily in an agreed way of living.

**St Clement's, Chawton, Alton.** There were two Redemptorists belonging to the community. One is the full-time Director at Redemptorist Publications, and a brother from South Africa.. Redemptorist Publications is a separate Registered, Charitable Company under the same Trustees as the Main Charity. As a new pastoral outreach since the beginning of the pandemic, a weekly Garden Mass is recorded at St. Clement's and made available through Redemptorist Publications for those who still cannot attend their parish church. Average weekly views are around 1,500 – so there are probably around 2,000 viewers each week.

## THE REDEMPTORIST MISSION, ZIMBABWE

The Redemptorists are based in three locations in Harare from where they serve a number of township parishes and outlying areas where some for the poorest are living. As this community is still growing it is called a *Region* with a local administration but it remains under the auspices of the Trustees of the London Province. The Region's activities include:

- The staffing of two township parishes of Tafara, and Mabvuku, and the very poor settlements of Eastview and Hatcliffe and an extension area named popularly as "Sally Mugabe"..
- The staffing of a residential parish of Borrowdale, and a very poor area at Hatcliffe.
- The staffing of a rural mission in Chiweshe with over 15 outstations.
- The formation and education of future Zimbabwean Redemptorists at the Jesuit, Arrupe College, and Holy Trinity College.
- One of the Brothers is responsible for a feeding and basic education programme for 20,000 children.
- One Brother works in our school for poor children called Mavambo.
- One Brother heads an administration outreach team in Mavambo
- One Brother was partly responsible for the Archdiocese of Harare's social service programme, but has now moved to work in our London house.

In consultation with the Province Trustees, the leadership team in Zimbabwe agreed to accept the invitation of the Archdiocese of Harare to take pastoral responsibility for a rural mission at Chiweshe mentioned above, which is approximately two hours' drive from Harare. A Redemptorist priest is working full time as parish priest and is regularly assisted by two others. A significant financial investment is required to provide a community house and other basic infrastructure.

All this work is managed by fundraising and donations. The Congregation does not receive any grants for the education of the students and the administration of the parishes.

The Region of Zimbabwe also supports the mother Province with the presence of three of its members who work in our parishes in Birmingham and Clapham. We have applied to obtain a visa for a fourth member who arrived in London during this reporting period.

This variety of activity in the different communities of the Congregation in the UK and Zimbabwe is brought together in the common objective described in the Constitutions and Statutes which govern the Congregation throughout the world and which are approved by the Roman Catholic Church, in which it is stated: "Preference for situations where there is a pastoral need, that is, for evangelisation in the strict sense together with the choice in favour of the poor and promoting their fundamental rights to justice and freedom. The means employed must be effective and at the same time consistent with the Gospel".

During this past year, there has been continuing political instability in Zimbabwe with hyper-inflation and much poverty. Even the meagre parish collections of a few dollars a month have disappeared, and even more assistance must be provided from UK.

**Volunteers**

The London Province of the Congregation of the Most Holy Redeemer benefits from the help of many volunteers, whose work and commitment varies from place to place. in the parishes. for example, many people assist with the work of the local community, some on a casual basis and others on a more regular basis. The monetary value of such charitable assistance is considerable and difficult to calculate.

Each year, also, a large number of people help in fund-raising for the Congregation's work in Zimbabwe, where our priests and brothers make a significant difference to the living conditions of many of the local people in the vicinity of Harare – although since the Covid-19 pandemic, this funding has decreased considerably. The Provincial Council has developed a programme of formation for Redemptorist Associates.

**ACHIEVEMENTS AND PERFORMANCE FOR THE YEAR TO 31 DECEMBER 2022**

The Congregation of the Most Holy Redeemer has the responsibility within the Roman Catholic Church of explicit preaching of the Christian Gospel. In achieving this aim the Congregation within the UK works in co-operation with the Congregation throughout the world and with the diocesan bishops of England & Wales, and Scotland.

**The major objectives for The Trustees in 2021/2022 included: -**

**Developing the province plan:** The Trustees continue their reflections on the future 'shape' of the London Province of the Redemptorists. In addition to the criteria mentioned above the following has an important bearing on the decisions of the Trustees: the ageing profile of the members; the lack of men in formation, and the pastoral needs of the wider Catholic community in the next few years.

**Collaboration with other Redemptorists**: After the last General Chapter of the Redemptorist Congregation in Pattaya, Thailand, 2016, the five regional Conferences that were established to promote restructuring and to further the aims of the Congregation, continued to develop this project.

**The Conference of Europe:** The London Province of the Redemptorists is part of the Conference of Europe, and Fr Provincial (The Chair of Trustees) participates in its meetings.

**At North European Regional level** there are regular meetings of the Provincial Councils of the London, Dublin, St Clements Provinces, (the latter is an amalgamation of the Redemptorists of north Germany, Holland, Switzerland, and the Flemish region of Belgium) and the Province of Vienna/Munich. At these meetings we are looking at ways of greater collaboration within our north European region with a view to the formation of a single Northwest European Province.

The Body of Trustees is registered with the UK Border Agency to act as a sponsor for Redemptorists working in the UK as religious workers.

- **Developing the mission In Zimbabwe.** In the current financial year a substantial amount was donated to the communities based in and around Harare. This funding supports thirty priests and brothers who are already members of the Congregation or who are training to become members. The work of these members, both in terms of spirituality and material support, is substantial, particularly for those in the townships of Tafara and Mabvuku, near Harare, and Bobo and Hatcliffe, where people live in extreme poverty. The mission to Chiweshe continues to develop.

- **Working for new ways to proclaim the Gospel**

- This work is continued in a context where, in the past decade church attendance in the Roman Catholic Church has reduced and the number of Roman Catholic clergy has decreased also.
- **St Mary's Perth:** the work of retreats and courses in human and spiritual development carries on to good effect.
- **The Ace of Clubs,** Clapham, London, is a day drop-in centre for homeless and marginalised people offering meals, showering and laundry facilities, and other professional services. It is a separate Charity under the Trustees of the main Charity and it is located in an old school building next to St Mary's Monastery. As a result of lockdown due to Covid-19, the Ace of Clubs redesigned their facilities and is able to offer the poor and most vulnerable a 'take away' meal of hot food and refreshments. The Ace of Clubs is the only place in our area providing for this clientele during this period of time and as such we are feeding up to 180 people a day.
- The giving of one or two week **Parish Missions** has been one of the traditional ministries of the Redemptorist Congregation. This ministry is for the maintenance and the promotion of the Christian/Catholic religion. Despite the small number of Redemptorists available for this ministry due to our ageing profile, there remains a steady demand for the services of those Redemptorists who are engaged in this work.

## IMPROVEMENTS TO PROPERTIES

**St Mary's, Clapham**
A more radical plan to provide suitable accommodation for elderly confreres with the provision of a lift to the upper floors is in progress. Finance for the project has been provided from the sale of St Mary's Hall as mentioned below.

The properties from **The Scaffold Yard** development have contributed to the support of the community. Tenants occupy one and the second property has been used as temporary accommodation for members of the community while the refurbishment of the monastery continues.

**St Mary's Hall:** The Hall has been sold. The development will include the provision of a smaller Parish facility. Plans are with the local council for approval.

**Bishop Eton Monastery, Liverpool.**
Ongoing maintenance of this old building is constant, as new safety issues appear. Many of the windows need replacement or renewal.

## FINANCIAL REVIEW

The full detailed figures in the financial activities are shown on the following pages of the Report and Accounts.

Total income in the period increased from £1.22m to £3.94m. This was mainly due to the profit made on the sale of Clapham Hall, but also significant legacy income being notified during the year and the recommencement of courses and other activity post COVID. Of this restricted income reduced from £212,917 to £169,515 and Unrestricted income increased from £1,003,641 to £3,777,533. The Trustees are very grateful for the receipt of the legacy which will provide a welcome boost to the charity funds following the Clapham Refurbishment.

Rental income remained low as one of the Clapham Townhouses was not rented while it was used by members of the congregation while the Clapham Refurbishments continued.

Total expenditure of the charity has increased from £1,408,284 to £2,284,276. Of this restricted expenditure has increased from £247,852 to £543,706 while unrestricted expenditure has increased from £1,160,432 to £1,740,570.

Expenditure has increased as expected following the increased activity post COVID with costs of Wages and Food and drink increasing in line with income, As mentioned earlier in the report Zimbabwe have required increased support during the year so payments have increased, and the charity has also felt the effects of general price rises in Utilities and other areas as a result of current world issues.

While Restricted funds showed a deficit for the year due to the return of the Redemptoristine funds as shown in note 14 and the increased Zimbabwe support, the Unrestricted funds have reported a surplus of £1,56m due to the Clapham Hall sale and legacies. Without these the year would have followed the trends of previous years and shown that income was not sufficient to meet expenditure so these funds have provided a welcome boost to the unrestricted funds.

Although there are now some modernised older properties and a few new properties in the Charity's portfolio, it is appropriate to repeat comments in recent years accounts concerning the assets of the Congregation. On first reading of the raw figures in the Audited Accounts it could be judged that the Congregation in the UK is rich in assets, particularly in relation to property assets. This is far from the reality.

The Trustees policy decisions, to carefully manage expenditure of Repairs and Renewals of the mostly old buildings that make up the property assets, has avoided much larger deficits and supports their actions in seeking to maximise the value of assets surplus to current requirements and reinvesting in the remaining assets and acquiring new low maintenance assets and others that will provide future significant rental income to aid the lack of pension income for the confreres.

Most of the property portfolio remains old and the nature of these assets and their age, means keeping them in good repair is a continual challenge for the Trustees/Charity and the costs involved are significant. However, they are essential to the functioning of and the continuance of the work of the Congregation and the trustees are seeking to continue to progress a programme of repair, maintenance and in some cases restoration or upgrade e.g. St. Mary's Clapham where the Trustees have undertaken a major internal restoration following on from an external restoration several years ago, through careful management of the Charity's resources combined with hopefully, invaluable support from various Grant Agencies.

Significant progress has been made in delivering the Strategic Plan in recent years with the Restoration of St Mary's Perth, St Mary's Clapham and Bishop Eton Liverpool and disposal of Hawkstone Hall/Cottages and Clapham Hall. Plans are still being progressed to dispose of buildings in Sunderland. Reference should be made to the 'Property Fixed Assets/Designated Property Fund' Policy Review later in this Report.

The General funds (or free reserves) held by the Trustees of net £7.24m (2022: £5.02m) have received a welcome boost following the legacies and sale of Clapham Hall detailed above. Around £2.5m of these reserves have already been spent on building improvements which will be written off in future years. As such there are sufficient reserves to cover twelve months expenditure as well as coping with the increased costs of care of the elderly and sick Priests and Brothers despite lack of sufficient pension provision. The coming on stream of new sources of Long Term rental income and investment income will continue to assist.

**THE LONDON PROVINCE'S STRATEGIC PLAN**

**The Province Plan** The purpose of original Province Plan was to enable the Trustees to restructure the Charity's physical assets in order to re-focus its mission. The guiding principles/criteria in this process were:

- To clarify the pastoral priorities for the London Province: responding to the pastoral challenges of our times;
- The reduction in Redemptorist personnel, and,
- Financial viability. In keeping with the timetable specified in the Province Plan, the Trustees keep under review the continuing presence of the Redemptorists in three major and two lesser locations.

**Plans for 2022**

During this period the Charity continued with the fourth year in its four-year cycle. A new Provincial Leadership and Chapter (Governing Body) were elected in November 2022 and the new leadership team will begin their four-year mandate in January 2023. These executive groups continue to review the Strategic Plan, under the guidance of the leadership of the Conference of Europe.

The **probable 'future shape' of the Charity:** The Redemptorists continue their ministry in three major locations: London, Liverpool, and Perth, Scotland. In addition, there is Redemptorist Publications and St Clements House at Chawton in Hampshire, and the parish in Erdington, Birmingham.

**Parish Mission apostolate:** it is hoped that from Birmingham and Perth we will continue with a small team for external pastoral ministry; parish missions and retreats.

**Progressing the Mission of the Charity:** however, in order to progress the principal purpose for restructuring: to further the **mission of the Charity,** the Trustees are open to suggestions for a 'new venture' exploring innovative and creative ways to do this.

**Redemptorist Associates:** The Trustees recognise the invaluable contribution of the many 'volunteers' and employees who assist the full-time members of the Charity i.e. the priests and brothers, in fulfilling its charitable purposes. For some of these men and women there is a desire to share in the vision and spirituality that underpins these purposes. During the period under review, a group of Associates has been established in our three main centres, Perth, Liverpool and London, with regular meetings.

**Improved care for sick members:** The Trustees have a sub-committee (Secretariat) for the Care of sick and elderly Redemptorists. Its remit is to review the current arrangements for the provision of the appropriate level of care for its sick, elderly and infirm Redemptorists, and to advise the Trustees on the use of the designated Sick and Retired Fund (invested with Quilter Cheviot Investments) for these purposes. This work is ongoing with the refurbishment of facilities at St Mary's, Clapham and the part-time employment of a professional nurse for the care of the elderly in Bishop Eton, Liverpool.

**COVID-19:** The global pandemic has massively impacted the life and ministry of Redemptorists, not only in Britain and Zimbabwe, but throughout the world. Here at the end of this reporting period, all our communities are striving to recover from the lockdowns. Our parish ministries are adjusting to fit with requirements for meeting in a safe and healthy manner. New means of communication through the internet are being explored. The closure of parishes on a national level has caused great difficulties with Redemptorist Publications as our regular income from the weekly Bulletins has been reduced and contact with people through parishes severely restricted making all sales very difficult. The Pastoral Centre in Kinnoull has gradually reopened to the public, but recovery to previous levels is slow. Overall, we are entering a new era in the Church and will face a challenging future as we develop in the post Covid-19 world.

**INVESTMENT POLICY**

The Trustees have the power to invest as they see fit. The Policy is to maintain income whilst preserving the real value of the investment assets. The day to day operation of this Policy is carried out by the Investment Managers', appointed by the Trustees under agreed investment policies. The Trustees reviewed the Policy in the year to April 2019 and this was approved and adopted in December 2018.

In line with the volatile state of the investment market during the period, the Charity has seen wide fluctuations in the value of its investments. The Trustees take a long term view and hope to see improvements in future years and in the meantime increasing dividend income is a key focus for the Investment Managers.

In addition, the nature of the Congregation's work requires that some funds are retained in liquid form, and are held in short term bank deposits. Here the continuing low levels on interest income continue to have a significant impact on total investment income and the overall income of the Congregation.

## RESERVES POLICY

The Trustees have developed and put in place a Reserves Policy, this being adopted in May 2018. It is the policy of the Charity to hold reserves in its general funds which have not yet been committed or designated for any particular purpose. The Trustees have set aside these reserves in order to protect the future operations of the Charity from the effects of any unforeseen variations in its income streams as part of the policy of good financial management practice. The Trustees have set the level of these reserves after undertaking a thorough assessment of the Charity needs and feel that the level of free unrestricted reserves, those not being included in the property or sick and retired reserves, which stand at £6,199,394 are adequate to carry out this policy.

## RISK MANAGEMENT

With the benefit of the considerable work put into the development of the Province Plan by the Trustees referred to earlier, the Trustees have thoroughly assessed the key risks that impact upon the future viability of the Province in the UK. The evaluation of the risks focused on the reducing availability of active members of the Congregation, the condition of the property assets, the need to focus on core priorities of the work of the members and to plan to look after the increasing number of elderly members.

A full Health & Safety risk assessment of the Congregation's operations has been completed over recent years with the support of external experts. A review of policies is planned to ensure up to date Health & Safety Policy and associated support guidance.

Moving forward, a programme of reviews of each location over a period of years is now in place with a series of specific risks also to be assessed by all locations.

## CHARITABLE DONATIONS

The Charity made charitable donations in the year of £465,175 (period to 31 December 2021 £36,894).

## STRUCTURE, GOVERNANCE AND MANAGEMENT

The Congregation of the Most Holy Redeemer is a Charitable Trust established by a Trust Deed dated 23 February 1967. All the Trustees are Priests or Brothers of the Congregation which was authorised by the Roman Catholic Church as a religious order in 1749 and has spread to most countries throughout the world. The Congregation has been working in the UK since 1845 where it currently has about forty members.

Trustees are elected by the members of the Congregation for a period of four years; the principal Trustee (Provincial Superior) does not normally hold office for more than three terms except in special circumstances. Trustees are trained within the ordinary procedures of the Roman Catholic Church and are subject to the laws of the Church. In all matters relating to finance and civil law the Trustees are aware of the importance of seeking appropriate professional advice.

**The Trustees of the Congregation** are also **Trustees of Redemptorist Publications** (Registered Charity No 1088879; Registered Company No 03261721) and, **The Ace of Clubs** (Registered Charity No 1055187; Registered Company No 03080066). Both of these charitable companies are closely linked to The Congregation of the Most Holy Redeemer in their objectives of spreading the Christian Gospel and helping those in society who are in greatest need.

Members of the Congregation do not possess personal property and do not earn personal income and the Congregation's primary source of income is voluntary donations from those for whom they work. In this context the major risks to which the Charity is exposed are twofold.

1. The Priests and Brothers who are members of the Congregation and engage in its charitable work are decreasing in numbers and increasing in age. The number of Redemptorist Priests and Brothers in 1992 aged 65 and below was 72, at present it is 7. It should be noted that many Redemptorists above that age are still actively involved in the charitable work of the Congregation.

2. Also, the number of donors to the Charity is decreasing as the numbers of Catholics attending on a weekly basis continues to decline.

As reported last year The Trustees were put on notice in March 2021 of a potential claim and, as a precaution, the Trustees made a Serious Incident Report to the Charity Commission on 9 April 2021. The Trustees conducted an internal investigation of this matter and provided regular updates to the Charity Commission. Following an analysis of the letter before action and related materials from the potential claimant the Trustees decided that it was in the best interests of the charity to settle this matter so as not to incur court costs, legal fees and undue distress to those involved. Settlement took place in October 2022 and the Trustees have informed the Charity commission of the outcome and do not believe that any further action is required. The settlement was fully provided for in the accounts to 31 December 2021.

The Trustees had also made a serious incident report in October 2021 about an unrelated matter. This matter is in the public domain and has been widely reported in the press. It involved the conviction of a member of the Congregation in relation to historical matters. During this year the charity dealt with a letter before action from claimants involved in this matter and in light of the conviction of the individual concerned, which was not challenged by appeal, the Trustees were advised that there was no alternative but to reach prompt agreed settlements, which they did in in August 2023. The financial settlements have been fully provided for in these financial statements. The Trustees received professional advice on these matters and have kept the Charity Commission fully updated with relevant reports as required.

The Trustees undertook a detailed internal safeguarding review in 2021 and have taken professional and regulatory advice. The Religious Life Safeguarding Service ("RLSS") has recently been set up under the auspices of the Catholic Safeguarding Standards Agency ("CSSA") to provide an umbrella organisation for religious orders to access best practice and guidance. The Trustees are liaising with this service. The Trustees have approved an updated safeguarding policy, internal safeguarding protocols, and putting in place additional safeguarding team members, one of whom will be an independent safeguarding professional. The Trustees continue to prioritise the safeguarding of everyone within the organisation or who interacts with it through its services and activities. The Trustees are confident that they have acted promptly and thoroughly to manage the outcomes of these historical incidents both in the best interests of the charity and with consideration for the pastoral welfare of the claimants..

**Fundraising**

Fundraising generally takes place in parishes by members of the Redemptorists and other volunteers. The Charity maintains its overall responsibility over fundraising activities. The Charity has not consulted a professional fund raiser during the year.

No complaints have been received about fundraising activities. In undertaking these activities, concern is taken to avoid unreasonable intrusion on a person's privacy, unreasonably persistent approaches are avoided and undue pressure is not placed on people.

The Charity is not required to register with the Fundraising Regulator and has not done so but seeks, nonetheless to maintain high standards.

**TRUSTEES**

The Trustees during the year under review were:

Rev R Reid C.Ss.R (Provincial Superior)
Rev A Burns C.Ss.R (Vicar Provincial and Provincial Bursar)
Rev T Buckley C.Ss.R. (Consultor)
Rev C Corrigan C.Ss.R. (resigned 11 January 2023)
Rev C Randall C.Ss.R. (resigned 22 August 2022)
Rev E Gweme C.Ss.R.
Rev D McBride C.Ss.R. (appointed 11 January 2023)

The Trustees are elected by the members of the Congregation and serve for a four-year term. Each Trustee is responsible for monitoring the activities of the Charity in specific, operational areas and reporting points for action at Trustees meetings.

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**STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales and Scotland requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources of the Charity for the period.

In preparing these financial statements the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019 (FRS102);
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departure disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended), the Charities Act 2011, the Charities (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.

**ON BEHALF OF THE BOARD:**

Rev R Reid C.Ss.R – TRUSTEE

Dated: 21-Xi-2023

**Opinion**
We have audited the financial statements of The Congregation of the Most Holy Redeemer (the 'charity') for the year ended 31 December 2022 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 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; and
- have been prepared in accordance with the requirements of the Charities Act 2011 and the Charities and Trustee Investment (Scotland) Act 2005 and regulation of the Charities Accounts (Scotland) Regulations 2006.

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

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

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

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

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

We have nothing to report in this regard.

**Matters on which we are required to report by exception**
We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 and the Charities Accounts (Scotland) Regulations 2006 require us to report to you if, in our opinion:

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

**Responsibilities of trustees**
As explained more fully in the trustees' responsibilities statement, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

**Auditor's responsibilities for the audit of the financial statements**
We have been appointed as auditor under section 144 of the Charities Act 2011 and section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 and report in accordance with the Acts and relevant regulations made or having effect thereunder.

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

**Extent to which the audit was considered capable of detecting irregularities, including fraud**
Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

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

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the FRC's website at: https://www.frc.org.uk/auditors/audit-assurance/auditor-s-responsibilities-for-the-audit-of-the-fi/description-of-the-auditor%E2%80%99s-responsibilities-for This description forms part of our auditor's report.

**Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008 and Regulation 10 of the Charities Accounts (Scotland) Regulations 2006. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Azets Audit Services

Date: 23 November 2023

Jon Noble (Senior Statutory Auditor)
for and on behalf of Azets Audit Services
Statutory Auditor
Athenia House
10-14 Andover Road
Winchester
Hampshire
SO23 7BS

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

## THE CONGREGATION OF THE MOST HOLY REDEEMER

### STATEMENT OF FINANCIAL ACTIVITIES

### FOR THE YEAR ENDED 31 DECEMBER 2022

| | Notes | Unrestricted Funds £ | 31/12/2022 Restricted Funds £ | Total £ | 31/12/2021 Total £ |
|---|---|---|---|---|---|
| **Income from:** | | | | | |
| Donations and legacies | 2 | 1,814,999 | 60,721 | 1,875,720 | 634,715 |
| Charitable activities | 2 | - | 54,423 | 54,423 | 76,086 |
| Investment income | 2 | 181,872 | 54,371 | 236,243 | 234,233 |
| Gain on disposal of tangible fixed asset | 2 | 1,631,794 | - | 1,631,794 | 2,695 |
| Other income | 2 | 148,868 | - | 148,868 | 268,829 |
| **Total income** | | 3,777,533 | 169,515 | 3,947,048 | 1,216,558 |
| **Expenditure on:** | | | | | |
| **Raising funds** | | | | | |
| Investment Management costs | | 18,811 | 9,820 | 28,631 | 22,773 |
| **Charitable activities** | | | | | |
| General charitable activities | 3 | 1,721,759 | 533,886 | 2,255,645 | 1,385,511 |
| **Total expenditure** | | 1,740,570 | 543,706 | 2,284,276 | 1,408,284 |
| Net income/(expenditure) before other recognised gains/(losses) | | 2,036,963 | (374,191) | 1,662,772 | (191,726) |
| (Losses)/Gain on revaluation and disposal of investment assets | 9 | (476,728) | (267,173) | (743,901) | 401,179 |
| **Net income/(expenditure)** | | 1,560,235 | (641,364) | 918,871 | 209,453 |
| Transfers between funds | | 3,312 | (3,312) | - | - |
| **Net movement in funds** | | 1,563,547 | (644,676) | 918,871 | 209,453 |
| Fund balances brought forward at 1 January 2022 | | 15,741,533 | 2,712,952 | 18,454,485 | 18,245,032 |
| Fund balances carried forward at 31 December 2022 | | 17,305,080 | 2,068,276 | 19,373,356 | 18,454,485 |

The notes form part of these financial statements

The Statement of Financial Activities also complies with the requirement for an income and expenditure account under the Companies Act 2006. All activities are continuing.

## Prior financial period

| | Notes | Unrestricted Funds £ | Restricted Funds £ | 31/12/2021 Total £ |
|---|---|---|---|---|
| **Income from:** | | | | |
| Donations and legacies | 2 | 552,517 | 82,198 | 634,715 |
| Charitable activities | 2 | - | 76,086 | 76,086 |
| Investment income | 2 | 186,352 | 47,881 | 234,233 |
| Gain on disposal of tangible fixed asset | 2 | 2,695 | - | 2,695 |
| Other income | 2 | 262,077 | 6,752 | 268,829 |
| **Total income** | | 1,003,641 | 212,917 | 1,216,558 |
| **Expenditure on:** | | | | |
| **Raising funds** | | | | |
| Investment Management costs | | 15,165 | 7,608 | 22,773 |
| **Charitable activities** | | | | |
| General charitable activities | 3 | 1,145,267 | 240,244 | 1,385,511 |
| **Total expenditure** | | 1,160,432 | 247,852 | 1,408,284 |
| Net income/(expenditure) before other recognised gains/(losses) | | (156,791) | (34,935) | (191,726) |
| Gain on revaluation and disposal of investment assets | 9 | 284,622 | 116,557 | 401,179 |
| **Net income** | | 127,831 | 81,622 | 209,453 |
| Transfers between funds | | (4,258) | 4,258 | - |
| **Net movement in funds** | | 123,573 | 85,880 | 209,453 |
| Fund balances brought forward at 1 January 2021 | | 15,617,960 | 2,627,072 | 18,245,032 |
| Fund balances carried forward at 31 December 2021 | | 15,741,533 | 2,712,952 | 18,454,485 |

The notes form part of these financial statements

The Statement of Financial Activities also complies with the requirement for an income and expenditure account under the Companies Act 2006. All activities are continuing.

## THE CONGREGATION OF THE MOST HOLY REDEEMER

### BALANCE SHEET

### FOR THE YEAR ENDED 31 DECEMBER 2022

| | Notes | 31/12/2022 £ | 31/12/2022 £ | 31/12/2021 £ | 31/12/2021 £ |
|---|---|---|---|---|---|
| **FIXED ASSETS:** | | | | | |
| Tangible assets | 8 | | 8,607,258 | | 8,873,839 |
| Investments | 9 | | 8,098,352 | | 8,726,836 |
| | | | 16,705,610 | | 17,600,675 |
| **CURRENT ASSETS:** | | | | | |
| Debtors | 10 | 1,347,281 | | 36,566 | |
| Cash at bank and in hand | | 1,875,494 | | 1,241,202 | |
| | | 3,222,775 | | 1,277,768 | |
| **CREDITORS:** | | | | | |
| Amounts falling due within one year | 11 | (555,029) | | (423,958) | |
| **NET CURRENT ASSETS:** | | | 2,667,746 | | 853,810 |
| **TOTAL ASSETS LESS CURRENT LIABILITIES:** | | | 19,373,356 | | 18,454,485 |
| **CREDITORS:** | | | | | |
| Amounts falling due after one year | 12 | | - | | - |
| | | | 19,373,356 | | 18,454,485 |
| **UNRESTRICTED FUNDS:** | 14 | | | | |
| Property fund | | 9,573,296 | | 10,089,426 | |
| General funds | | 7,244,849 | | 5,026,005 | |
| Sick and retired fund | | 486,935 | | 626,102 | |
| | | | 17,305,080 | | 15,741,533 |
| **RESTRICTED FUNDS:** | 14 | | 2,068,276 | | 2,712,952 |
| Total Funds | | | 19,373,356 | | 18,454,485 |

**ON BEHALF OF THE BOARD:**

Rev R Reid C.Ss.R - TRUSTEE

Rev A Burns C.Ss.R - TRUSTEE

Approved and authorised for issue by the Board of Trustees on 21-Xi-2023

The notes form part of these financial statements

## THE CONGREGATION OF THE MOST HOLY REDEEMER

### STATEMENT OF CASH FLOWS

### FOR THE PERIOD ENDED 31 DECEMBER 2022

| | 31/12/2022<br>£ | 31/12/2021<br>£ |
|---|---|---|
| Net incoming resources for year | 918,871 | 209,453 |
| Depreciation | 71,270 | 106,736 |
| (Gains)/Losses on investments | 743,901 | (401,179) |
| Dividends, interest and rents from investments | (236,243) | (234,233) |
| Profit on disposal of fixed assets | (1,631,794) | (2,695) |
| Increase in debtors | (1,310,715) | (36,566) |
| (Decrease)/Increase in creditors | 131,071 | (47,800) |
| **Net cash used in operating activities** | (1,313,639) | (406,284) |
| **Cash flows from investing activities** | | |
| Dividends, interest and rents from investments | 236,243 | 234,233 |
| Proceeds from sale of property, plant and equipment | 2,103,994 | 6,133 |
| Purchase of property, plant and equipment | (276,889) | (1,697,077) |
| Net (sale)/purchase of investments | (115,417) | 381,792 |
| **Net cash used in investing activities** | 1,947,931 | (1,074,919) |
| Change in cash and cash equivalents in the year | 634,292 | (1,481,203) |
| Cash and cash equivalents brought forward | 1,241,202 | 2,722,405 |
| **Cash and cash equivalents carried forward** | 1,875,494 | 1,241,202 |

## 1. ACCOUNTING POLICIES

### BASIS OF PREPARATION

The financial statements have been prepared under the historical cost convention, as modified by the inclusion of investment assets at market value. They have been prepared in accordance with the Charities Act 2011, the Charities and Trustee Investment (Scotland) Act 2005, regulation 8 of the Charities Accounts (Scotland) Regulation and in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019) and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS102).

The charity constitutes a public benefit entity as defined by FRS102.

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

The principal accounting policies are summarised below. The accounting policies have been applied consistently throughout the year and in the preceding year.

### GOING CONCERN

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

### INCOME RECOGNITION

All incoming resources are included in the Statement of Financial Activities (SoFA) when the Charity is entitled to the income, it is probable that the income will be received and the amount can be measured reliably. The following specific policies are applied to particular categories of income.

- Legacies to which the Charity is entitled are included in the Statement of Financial Activities unless they are incapable of measurement.
- Voluntary income by way of grants, donations and gifts, are included in full in the Statement of Financial Activities when receivable.
- Donated services and facilities are included at the value to the Charity where this can be quantified. The value of services provided by volunteers has not been included in these accounts.
- Investment income is recognised when receivable.
- Incoming resources from charitable trading activity is recognised when earned.

### EXPENDITURE RECOGNITION

Expenditure is recognised in the Statement of Financial Activities on an accrual basis as soon as there is legal or constructive obligation committing the charity to that expenditure, it is probably that settlement will be required and the amount of the obligation can be measured reliably. Expenditure includes VAT and is reported as part of the expenditure to which it relates.

- Costs of generating funds comprise the costs associated with attracting voluntary income, the costs of trading for fundraising purposes, and the cost of investment management.
- Charitable expenditure comprises those costs incurred by the Charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.
- Governance costs include those costs associated with meeting the constitutional and statutory requirements of the Charity and include the audit fees and costs linked to the strategic management of the Charity.
- All costs are allocated between the expenditure categories of the SoFA on a basis designed to reflect the use of the resource.

**FUND ACCOUNTING**
Restricted funds are to be used for specified purposes laid down by the donor. Expenditure for those purposes is charged to the fund, together with a fair allocation of overheads and support costs.

Unrestricted general funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity. Unrestricted designated funds are funds which have been designated for specific purposes by the Trustees. The designated property fund represents the values of the buildings as detailed in Notes 8 and 9.

**CAPITALISATION AND DEPRECIATION OF TANGIBLE FIXED ASSETS**
Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is calculated to write down the cost, less estimated residual value of all tangible fixed assets held for Charity use other than buildings by the reducing balance method over their expected useful lives. Items of equipment are capitalised where the purchase price exceeds £1,000. The rates generally applicable are:

| | |
|---|---|
| Improvements to property | 10% straight line |
| Household | 15% reducing balance |
| Motor Vehicles | 25% reducing balance |
| Buildings | 150 years or expected remaining useful life |

The Buildings have been reviewed by the Trustees for impairment at the balance sheet date. Where decisions have been made to dispose of assets the impairment has been based on professional valuations obtained. Where there is an expectation of short term exit from a community as part of the future strategy of the province, the carrying value has been adjusted to reflect the remaining working value of the asset to the Charity, and the write off period adjusted to reflect this. For longer term buildings, the Trustees have reconsidered the expected remaining useful life of these properties. It was considered that a period of 150 years was a more accurate reflection of the remaining life of these assets, given their long life to date and the continued upkeep and restoration of these assets.

**CASH AT BANK AND IN HAND**
Cash at bank and cash in hand includes cash and short term liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

**FINANCIAL INSTRUMENTS**
The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and then subsequently measured at their settlement value.

**EMPLOYEE BENEFITS**
The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.
Termination payments are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

**FIXED ASSET INVESTMENTS**
Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

Investment properties, which is property held to earn rentals and/or for capital appreciation, is measured using the fair value model and stated at its fair value as at the reporting end date. Any gains or losses on revaluation and disposals are included in the statement of financial activities.

### JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

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

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

The main accounting estimates of the charity are depreciation and valuation of certain properties.

## 2. INCOME

| | 31/12/2022 | | | 31/12/2021 |
|---|---|---|---|---|
| | Unrestricted Funds | Restricted Funds | Total | |
| | £ | £ | £ | £ |
| **Donations and legacies** | | | | |
| Apostolic work | 562,505 | - | 562,505 | 354,139 |
| Stole fees | 40,440 | - | 40,440 | 38,950 |
| Donations received | 81,349 | 60,721 | 142,070 | 161,598 |
| Mass accounts | 43,342 | - | 43,342 | 33,528 |
| Legacies | 1,087,363 | - | 1,087,363 | 46,500 |
| | 1,814,999 | 60,721 | 1,875,720 | 634,715 |
| **Charitable activities** | | | | |
| Resale income | - | 54,423 | 54,423 | 76,086 |
| **Investment income** | | | | |
| Rents received | 88,378 | - | 88,378 | 93,118 |
| Income from listed investments | 90,788 | 53,260 | 144,048 | 140,981 |
| Bank deposits | 2,706 | 1,111 | 3,817 | 134 |
| | 181,872 | 54,371 | 236,243 | 234,233 |
| **Gain on disposal of tangible fixed asset** | 1,631,794 | - | 1,631,794 | 2,695 |
| **Other income** | | | | |
| Pensions | 131,058 | - | 131,058 | 185,540 |
| Other receipts | 17,810 | - | 17,810 | 25,746 |
| Furlough grants | - | - | - | 57,543 |
| | 148,868 | - | 148,868 | 268,829 |
| **Total income** | 3,777,533 | 169,515 | 3,947,048 | 1,216,558 |

## 3. RESOURCES EXPENDED FOR CHARITABLE ACTIVITIES

| | Unrestricted Funds £ | 31/12/2022 Restricted Funds £ | Total £ | 31/12/2021 Total £ |
|---|---|---|---|---|
| Wages | 262,685 | 27,622 | 290,307 | 251,627 |
| Social Security | 18,045 | - | 18,045 | 13,676 |
| Administration expenses | 6,322 | 17 | 6,339 | 7,342 |
| Motor and travel expenses | 49,809 | - | 49,809 | 38,374 |
| Food and drink expenses | 116,542 | - | 116,542 | 99,942 |
| Restoration costs | - | - | - | - |
| Repairs and renewals | 79,905 | 906 | 80,811 | 54,410 |
| Sundry expenses | 103,169 | 103 | 103,272 | 28,832 |
| Donations paid | 103,389 | 361,786 | 465,175 | 36,894 |
| Community expenses | 93,979 | - | 93,979 | 262,578 |
| Utilities | 145,233 | 4,396 | 149,629 | 118,337 |
| Clapham shop rent | - | 6,091 | 6,091 | 49,288 |
| Medical and charities | 31,966 | - | 31,966 | 8,716 |
| Insurance | 48,011 | 13,938 | 48,947 | 45,269 |
| Other education and FSC fees | 10,578 | - | 10,578 | 3,509 |
| Higher studies and formation | 9,015 | 118,467 | 127,482 | 100,709 |
| Depreciation | 71,270 | - | 71,270 | 106,736 |
| Bank charges and interest | 4,921 | 560 | 5,481 | 5,079 |
| Contribution to Rome | 51,099 | - | 51,099 | - |
| Governance costs (note 4) | 515,821 | - | 515,821 | 154,193 |
| | 1,721,759 | 533,886 | 2,255,645 | 1,385,511 |

## 4. GOVERNANCE COSTS

| | 31/12/2022 £ | 31/12/2021 £ |
|---|---|---|
| Legal and professional fees | 445,086 | 91,296 |
| Provincial council travelling costs | 9,147 | 14,502 |
| Wages and social security | 20,143 | 16,385 |
| Accountancy | 23,320 | 15,810 |
| Auditors remuneration | 18,125 | 16,200 |
| | 515,821 | 154,193 |

## 5. NET (OUTGOING)/INCOMING RESOURCES

This is stated after charging:

| | 31/12/2022 £ | 31/12/2021 £ |
|---|---|---|
| Auditor's remuneration | | |
| - statutory audit | 18,125 | 16,200 |
| - other | 21,763 | 15,810 |
| Depreciation and amortisation: | | |
| Tangible fixed assets, owner | 71,270 | 106,736 |

## 6. EMPLOYEES

Staff costs during the year were as follows:

| | 31/12/2022 | 31/12/2021 |
|---|---|---|
| | £ | £ |
| Wages and salaries | 310,450 | 262,219 |
| Social security costs | 13,455 | 13,809 |
| Pension costs | 4,590 | 5,660 |
| | 328,495 | 281,688 |

The average number of employees during the year was 22 (2021: 25) all of whom were engaged in the principal activity.

No employee earned £60,000 per annum or more in the current or preceding accounting period.

The Trustees are considered to be the only key management personnel and are not remunerated. The finance director is engaged on a self-employed basis.

## 7. PAYMENTS TO TRUSTEES

No Trustee or person with a family or business connection with a Trustee, received remuneration in the year, directly or indirectly, from either the Charity or an institution or company related to the Charity.

## 8. TANGIBLE FIXED ASSETS

| | Land & Buildings | Improvements to Property | Household | Motor Vehicles | Totals |
|---|---|---|---|---|---|
| | £ | £ | £ | £ | £ |
| **COST:** | | | | | |
| At 1 January 2022 | 8,448,124 | 2,646,863 | 389,731 | 155,365 | 11,640,083 |
| Additions | - | 243,262 | - | 33,627 | 276,889 |
| Disposals | (508,653) | - | - | - | (508,653) |
| At 31 December 2022 | 7,939,471 | 2,890,125 | 389,731 | 188,992 | 11,408,319 |
| **DEPRECIATION:** | | | | | |
| At 1 January 2022 | 1,858,698 | 452,900 | 327,214 | 127,432 | 2,766,244 |
| Charge for year | 43,930 | 7,129 | 9,373 | 10,838 | 71,270 |
| On disposals | (36,453) | - | - | - | (36,453) |
| At 31 December 2022 | 1,866,175 | 460,029 | 336,587 | 138,270 | 2,801,061 |
| **NET BOOK VALUE:** | | | | | |
| At 31 December 2022 | 6,073,296 | 2,430,096 | 53,144 | 50,722 | 8,607,258 |
| At 31 December 2021 | 6,589,426 | 2,193,963 | 62,517 | 27,933 | 8,873,839 |

## 9. FIXED ASSET INVESTMENTS

| MARKET VALUATION | Unrestricted £ | Restricted £ | Total £ |
|---|---|---|---|
| At 1 January 2022 | 6,861,218 | 1,865,618 | 8,726,836 |
| Additions | 90,731 | 53,317 | 144,048 |
| Disposals | (18,811) | (9,820) | (28,631) |
| Decrease in valuation | (476,728) | (267,173) | (743,901) |
| At 31 December 2022 | 6,456,410 | 1,641,942 | 8,098,352 |
| At 31 December 2021 | 6,861,218 | 1,865,618 | 8,726,836 |
| Fixed asset investments comprise: | | | |
| Investments listed on recognised stock exchange | 2,956,410 | 1,865,618 | 4,598,352 |
| Investment properties | 3,500,000 | - | 3,500,000 |

The investment properties were originally valued based on the open market sale value of comparable properties. These values have been reviewed by the Trustees at the period end based on current market conditions and are considered reasonable.

## 10. DEBTORS

| | 31/12/2022 £ | 31/12/2021 £ |
|---|---|---|
| Amounts falling due within one year: | | |
| Other debtors | 1,147,281 | 36,566 |
| Loan to Redemptorist Publications | 200,000 | - |
| | 1,347,281 | 36,566 |

## 11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

| | 31/12/2022 £ | 31/12/2021 £ |
|---|---|---|
| Trade creditors | - | - |
| Accruals and deferred income | 555,029 | 423,958 |
| | 555,029 | 423,958 |

## 12. CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR

| | 31/12/2022 £ | 31/12/2021 £ |
|---|---|---|
| Accruals and deferred income | - | - |

## 13. RELATED PARTY DISCLOSURES

The Charity is related to Redemptorist Publications (a Charity limited by guarantee) and Ace of Clubs (Clapham) Limited (a Charity limited by guarantee) by virtue of common Trustees. Day to day activities of Redemptorist Publications and Ace of Clubs are both controlled by a Committee which includes management and lay people.

During the period the Charity received donations and apostolic income amounting to £107,351 (2021: £107,351) from Redemptorist Publications.

The Charity also paid a donation of £25,000 to the Redemptorist Publications in the year to support staff costs.

In addition, the Charity has made a loan to Redemptorist Publications of £200,000 during the year which remains outstanding at the year end.

As part of its support for the charity Redemptorist Publications provides payroll and administrative services including the payment of salaries in advance of reimbursement. At the balance sheet date the charity owed £15,738 (2021: £18,007) to Redemptorist Publications.

During the period the Charity received rental income of £3,416 per month from Ace of Clubs (Clapham) Limited for the use of part of its Clapham property.

## 14. MOVEMENTS IN FUNDS

| | At 1/1/2022 | Incoming Resources | Outgoing Resources | Revaluations Losses & Transfers | At 31/12/2022 |
|---|---|---|---|---|---|
| | £ | £ | £ | £ | £ |
| **Restricted funds:** | | | | | |
| Ace of Clubs | 8,599 | 54,423 | (40,297) | (10,992) | 11,733 |
| Douglas Fund | 1,690,151 | 88,361 | (235,033) | (221,417) | 1,322,062 |
| Zimbabwe Fund | 804,042 | 25,767 | (94,036) | (38,076) | 697,6972 |
| Redemptoristine Sisters | 174,262 | - | (174,262) | - | - |
| Father Burns Funds | 34,000 | - | - | - | 34,000 |
| St Mary's Restoration Fund | 1,898 | 964 | (78) | - | 2,784 |
| | 2,712,952 | 169,515 | (543,706) | (270,485) | 2,068,276 |
| **Unrestricted funds:** | | | | | |
| Designated sick and retired fund | 626,102 | 23,848 | (45,232) | (117,783) | 486,935 |
| Designated property fund | 10,089,426 | - | (43,930) | (472,200) | 9,573,296 |
| General funds | 5,026,005 | 3,753,685 | (1,651,408) | 116,567 | 7,244,849 |
| **Total unrestricted funds** | 15,741,533 | 3,777,533 | (1,740,570) | (473,416) | 17,305,080 |
| **Total funds** | 18,454,485 | 3,947,048 | (2,284,276) | (743,901) | 19,373,356 |

**Purposes of restricted funds**

| | |
|---|---|
| Douglas Fund | These funds are specifically allocated for the training of priests and brothers and the continuing education of priests and brothers. |
| Zimbabwe Fund | These funds are held in the UK specifically for use in Zimbabwe, the Trustees having established two communities on the outskirts of Harare in 1990. At that time all finance was handled locally and any fundraising in the UK was sent direct via the Congregation's accounts. When the political difficulties developed into a serious situation, it was decided to retain the majority of surplus funds in the UK and only transfer to Zimbabwe when required or to make payments to suppliers outside of Zimbabwe when the supplies have been received. |
| Ace of Clubs | The Trustees of the London province has transferred responsibility for the management and administration of the Charity shops from the Ace of Clubs to St Mary's Clapham. All net proceeds from the Charity shops is restricted for the benefit of the Ace of Clubs. |
| St Mary's Restoration Fund | These funds relate to a legal undertaking provided to Perth & Kinross Council from the sale of land at St Mary's Kinnoull. These funds can only be used on future restoration of St Mary's Kinnoull. |
| Redemptoristine Sisters | These funds are being held as Custodian for the Redemptoristine Sisters to be used only on instructions to meet future obligations of the Redemptoristines. |
| Father Burns Funds | These funds represent inheritance from Father Burns that has been paid into the Congregation to be held until its use has been agreed. |

**Purposes of designated fund**

| | |
|---|---|
| Property fund | The property fund has been set up to represent the reserves attributable to Charitable land & buildings including investment properties. Previous years' values in the accounts were established some years ago and were based on insurance values at that time, as the historical cost values were impossible to arrive at, as the land/buildings had been acquired many decades ago.<br><br>It is only when the land/buildings are sold or transferred that the proceeds of the transaction, if any, are transferred to the Charity's General Fund of unrestricted assets. |
| Sick and retired fund | There is no pension provision for the members of the Congregation. The Trustees have paid voluntary National Insurance contributions since the early 1990s for qualifying confreres but the state pension payable to current confreres over the age of 65 is significantly less than the basic state pension.<br><br>The Trustees have established a fund specifically designated to assist in the care of the sick and retired confreres. Initial funding in this first year of the designated fund has been provided by specific donations from Redemptorist Publications and Erdington House. |

## 15. ANALYSIS OF NET ASSETS BETWEEN FUNDS

| | Unrestricted general funds | Designated funds | Restricted funds | Total funds |
|---|---|---|---|---|
| | £ | £ | £ | £ |
| Tangible fixed assets | 2,533,962 | 6,073,296 | - | 8,607,258 |
| Investments | 2,184,580 | 4,271,831 | 1,641,941 | 8,098,352 |
| Current assets | 3,077,215 | (284,896) | 430,456 | 3,222,775 |
| Current liabilities | (550,908) | - | (4,121) | (555,029) |
| **Net assets at 31 December 2022** | 7,244,849 | 10,060,231 | 2,068,276 | 19,373,356 |

## 16. CAPITAL COMMITMENTS

Amounts contracted for but not provided in the financial statements:

| | 31/12/2022 £ | 31/12/2021 £ |
|---|---|---|
| Improvements to tangible fixed assets | - | 382,328 |

## THE CONGREGATION OF THE MOST HOLY REDEEMER

### INCOME AND EXPENDITURE ACCOUNT

### FOR THE YEAR ENDED 31 DECEMBER 2022

| | 31/12/2022 | | 31/12/2021 | |
|---|---|---|---|---|
| | £ | £ | £ | £ |
| **Income:** | | | | |
| Apostolic work | 562,505 | | 354,139 | |
| Stole fees | 40,440 | | 38,950 | |
| Donations received | 142,070 | | 161,598 | |
| Resale | 54,423 | | 76,086 | |
| Other receipts | 17,810 | | 25,746 | |
| Mass accounts | 43,342 | | 33,528 | |
| Pensions | 131,058 | | 185,540 | |
| Legacies | 1,087,363 | | 46,500 | |
| | | 2,079,011 | | 922,087 |
| **Other income:** | | | | |
| Rents receivable | 88,378 | | 93,118 | |
| Bank interest received | 3,817 | | 134 | |
| Investment income | 144,048 | | 140,981 | |
| Furlough grants received | - | | 57,543 | |
| | | 236,243 | | 291,776 |
| **Gain on disposal of property** | | 1,631,794 | | - |
| | | 3,947,048 | | 1,213,863 |
| **Expenditure:** | | | | |
| Wages | 310,450 | | 266,476 | |
| Social security | 18,045 | | 15,212 | |
| Administration expenses | 6,339 | | 7,342 | |
| Motor and travel expenses | 58,956 | | 52,876 | |
| Food and drink expenses | 116,542 | | 99,942 | |
| Restoration costs | - | | - | |
| Repairs & renewals | 80,811 | | 54,410 | |
| Sundry expenses | 97,389 | | 28,506 | |
| Audit & Accounting costs | 41,445 | | 32,010 | |
| Legal and professional fees | 473,717 | | 114,069 | |
| Donations paid | 465,175 | | 36,894 | |
| Community expenses | 93,979 | | 262,578 | |
| Utilities | 149,629 | | 118,337 | |
| Clapham shop rent | 6,091 | | 49,288 | |
| Medical and charities | 31,966 | | 8,716 | |
| Insurance | 61,949 | | 45,268 | |
| Other education and FSC fees | 10,578 | | 3,509 | |
| Contribution to Rome | 51,099 | | - | |
| Formation costs | 127,482 | | 100,709 | |
| Resale expenditure | 5,883 | | 326 | |
| | | (2,207,525) | | (1,296,468) |
| | | 1,739,253 | | (82,605) |
| **Finance costs:** | | | | |
| Bank charges and interest | | (5,481) | | (5,079) |
| Carried forward | | 1,734042 | | (87,684) |

This page does not form part of the statutory financial statements

## THE CONGREGATION OF THE MOST HOLY REDEEMER

### INCOME AND EXPENDITURE ACCOUNT

### FOR THE YEAR ENDED 31 DECEMBER 2022

| | 31/12/2022 | | 31/12/2021 | |
|---|---|---|---|---|
| | £ | £ | £ | £ |
| Brought forward | | 1,734,042 | | (87,684) |
| **Depreciation:** | | | | |
| Household | 9,373 | | 11,027 | |
| Motor vehicles | 10,838 | | 9,321 | |
| Improvements to property | 7,129 | | 14,067 | |
| Buildings | 43,930 | | 72,321 | |
| | | (71,270) | | (106,736) |
| | | 1,662,772 | | (194,420) |
| **Profit/(loss) on disposal of fixed assets:** | | | | |
| Motor vehicles | - | | 2,695 | |
| Buildings | - | | - | |
| Household | - | | - | |
| | | - | | 2,695 |
| | | 1,662,772 | | (191,725) |
| **Other losses:** | | | | |
| Revaluation deficit in the year | | - | | - |
| Increase/(Decrease) in market value of investments | | (743,901) | | 401,179 |
| **NET (DEFICIT)/SURPLUS FOR THE YEAR:** | | 918,871 | | 209,454 |

This page does not form part of the statutory financial statements

**ROMAN CATHOLIC PURPOSES IN CONNECTION WITH THE CONGREGATION OF THE MOST HOLY RE**

England & Wales - Charity number 252041

# Accounts

**Registered Numbers 252041/SC039359**

# ROMAN CATHOLIC PURPOSES IN CONNECTION WITH THE CONGREGATION OF THE MOST HOLY REDEEMER (KNOWN AS THE CONGREGATION OF THE MOST HOLY REDEEMER AND THE REDEMPTORISTS)

## ANNUAL REPORT

## FOR THE YEAR ENDED 31 DECEMBER 2021

**THE CONGREGATION OF THE MOST HOLY REDEEMER**

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**FOR THE YEAR ENDED 31 DECEMBER 2021**

**THE CONGREGATION OF THE MOST HOLY REDEEMER**

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**THE CONGREGATION OF THE MOST HOLY REDEEMER**

**CHARITY INFORMATION**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

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| | |
|---|---|
| **TRUSTEES:** | Rev R Reid C.Ss.R<br>Rev C Randall C.Ss.R (resigned 22 August 2022)<br>Rev A Burns C.Ss.R.<br>Rev C Corrigan C.Ss.R<br>Rev T Buckley C.Ss.R.<br>Rev E Gweme C.Ss.R |
| **FINANCIAL DIRECTOR:** | Mrs S Perrins |
| **REGISTERED OFFICE:** | St Mary's<br>8 Clapham Park Road<br>Clapham<br>London<br>SW4 7AP |
| **REGISTERED NUMBERS:** | 252041<br>SC039359 |
| **AUDITORS:** | Azets Audit Services<br>Athenia House<br>10-14 Andover Road<br>Winchester<br>Hampshire, SO23 7BS |
| **BANKERS:** | NatWest<br>City of London Office<br>1 Princes Street<br>London, EC2R 8PH |
| **SOLICITORS:** | gunnercooke<br>1 Cornhill<br>London, EC3V 3ND<br><br>Pothecary Witham Weld<br>84 Eccleston Square<br>London, SW1V 1 PX |

## THE CONGREGATION OF THE MOST HOLY REDEEMER

## REPORT OF THE TRUSTEES

## FOR THE YEAR ENDED 31 DECEMBER 2021

The Trustees present their report with the financial statements of the Charity for the year ended 31 December 2021. The financial statements have been prepared on the accounting policies set out in note 1 to the financial statements and comply with the Charity's trust deed, applicable law and the requirements of the Statement of Recommended Practice "Accounting and Reporting by Charities" issued in 2019.

### OBJECTIVES AND ACTIVITIES

The Trust Deed dated 23 February 1967 which is the governing document of the Congregation sets out its objective: "The charitable purposes which advance the religious and other charitable work for the time being carried on by or under the direction of the Society as the Trustees, with the approval of the Superior, shall from time to time think fit".

The Congregation continually assesses the effectiveness with which it achieves this objective: though such reviews are not always or easily subjected to statistical analysis as much of the work is of a 'spiritual' nature. The Trustees co-ordinate the work of around sixty-five members of the Congregation based In the UK and Zimbabwe and a larger number of people who work for the Congregation, largely on a voluntary basis. There are currently five Redemptorist communities in the UK and four in Zimbabwe. For the purpose of reporting on Public Benefit, the various activities of the Charity and its charitable work are listed with greater detail.

The trustees confirm they have complied with the duty under the Charities Act 2011 to have due regard to public benefit guidance published by the Charities Commission.

### PARISHES

Parish Communities: The Redemptorists staff four parishes in England:

**St Mary's Clapham**

This is a large, multi-racial Catholic parish in south-London with a wide socio-economic mix. Two Redemptorists are fully occupied with the parish. Other members of the community assist with the church services.

1. The church is open seven days a week providing Catholic worship and the opportunity for anyone to spend a few minutes in quiet prayer or reflection.
2. About 1,000 worshippers attend Mass each Sunday.
3. There is a large and highly successful primary school to which the parish priest offers chaplaincy support and serves on the Governing Body,
1. The priests are also catholic chaplains to Trinity Hospice where they visit the patients and are available 'on call'. This ministry is supported by the Charity as they receive no stipend or salary.
2. Some of the confreres are engaged part-time with missions and retreats and do supplies in the local dioceses.
3. The ground floor is used for parish and ecumenical meetings and courses.
4. The Ace of Clubs is a Registered Charitable Company under the Trusteeship of the Redemptorists. Three Redemptorists are involved in the Trustees Committee. The club is housed in the old school building and forms an integral part of the community outreach of the parish. It is a day drop-in centre providing meals and practical support for homeless men and women. Under its lay director and dedicated team it has had another successful year. An IT education suite is available to assist the AoC clients to develop basic IT skills and provide short-term education programmes. There are two charity shops which help to provide financial support for the Centre. Also, in collaboration with other centres the AoC shares in a scheme to provide overnight accommodation. The Trustees have established a Trustees Committee to provide specialised support and oversight of the activities of the AoC.
5. There are strong ecumenical links with the local Christian churches and with other centres for the homeless
6. On Monday 4th January 2021 the government announced its 3rd lockdown. With Lockdown, the Church was completely closed, and people were unable to come to worship, pray or simply to visit. Later in the year the restrictions were eased but church attendance was severely impacted.

7. As a way of maintaining contact the Priests of the Parish filmed and produced online all the Liturgies of the Catholic Church as if the people were there. This is brought much comfort to many.
8. Added to this, the community are all involved in a “Thought for the Day”, going out online.

**The Abbey Parish, Erdington, Birmingham**

This is a large, vibrant parish staffed by two Redemptorists that attracts people from beyond the parish boundaries.

1. On Sunday there are over 1,200 worshippers at Mass and the church is open every day for worship, private prayer and reflection
2. There are two Catholic schools within the parish: The Abbey Primary school, and St Edmund Campion Comprehensive School. The parish priest serves on the Governing Body and is Chaplain to the primary school.
3. The parish priest also serves, one day a week, Chaplain-on-call for Good Hope General Hospital, Sutton Coldfield, and the local John Taylor Hospice.
4. The Redemptorist priests are also chaplains to a number of residential care homes within the parish.
5. The Mission Coordinator for the Province lives and works from here.
6. The parish hall is used extensively by parish and other groups with activities available to anyone from the local community.
7. There is an active lay group of the St Vincent de Paul Society that seeks to serve the needs of the local poor and needy families and has become the biggest food donor to Erdington Food Bank.

**Bishop Eton, Liverpool**

This is a very popular parish church in a residential area of south Liverpool. It is staffed by a priest from the community: the parish priest. Other members of the community are also involved with the celebration of Mass and other services within the church.

1. The church is open every day, through the day, offering Catholic worship and opportunities for personal prayer and reflection.
2. There are approximately 850 worshippers who attend the Sunday Masses
3. There is a Catholic primary school and the parish priest is the Chaplain. There is also a private, Catholic school within the parish boundary.
4. The Fisher-More Hall is used by a variety of groups including Parents and Toddlers, and for fund-raising events for Third World Projects. It is also a local polling station when required.
5. Members of the community also occasionally engage in giving parish missions in parishes around the country by local invitation, and retreats to religious communities.
6. One Redemptorist Brother is engaged in pastoral work in Asylum Link.
7. After the third Lockdown in January 2021, the Parish Priest has kept contact with the Parish and school by means of a weekly message and a recorded Mass, which the parishioners are encouraged to follow online.

**St Mary's Woolton, Liverpool**

In 2011 the Archdiocese of Liverpool requested that the Trustees accept the pastoral care of the neighbouring parish of St Mary's, Woolton. St Mary’s parish is of a similar size to Bishop Eton. The pastoral care of St Mary's has developed well with the members of the community assisting the full time Redemptorist Parish Priest in the provision of church services. St Mary's also has its own Catholic Primary School.

**St Benet's Sunderland**

The Redemptorists withdrew from St Benet's, Sunderland in 2011. In consultation with the local Catholic Diocese of Hexham and Newcastle, the Charity has gifted of Church of St Benet's to the Diocese for its continuing use on the condition that should the Diocese no longer wish to use it, ownership will revert to the Charity. We continue to seek a buyer for the unoccupied adjoining monastery. These negotiations have continued throughout the current reporting period.

**Further note**
Every Catholic parish is a constituent part of the local Catholic Diocese. By the staffing of these parishes, we are also contributing to the overall Public Benefit of these Registered Charities: Southwark (South London & Kent); Birmingham; Liverpool.

**PASTORAL CENTRES**
The Charity currently owns and runs a Pastoral & Retreat Centre.

**St Mary's, Kinnoull, Perth.**
St Mary's Monastery has been the Redemptorists principal location in Scotland since the Monastery was first built in the 1860's. It was a community home for the charity's members, Redemptorist priests and brothers based in Scotland. In addition to the resident community it has also served as a Retreat Centre for clergy and lay retreats. This ministry has greatly expanded over the past forty years. Today, in addition to the two renewal courses for seven weeks, there are variety of retreats for the Catholic and Christian community. 'Kinnoull' provides retreat and conference facilities for a wide variety of organisations including the Episcopal Church, Alcoholics Anonymous, professional groups, and self-help groups. In this reporting year we took new steps to strengthen our ecumenical outreach to other Christian Church groups in Scotland, and our ministry to young adults. 'Kinnoull' provides a daily Mass in the Monastery which is open to the local Catholic community. It is also a base for ministry in parishes across Scotland. It is also used by the Province for our own Provincial and Congregational meetings and retreats.

During the year, we had to cancel many of our courses, due to the response to Covid-19. This resulted in returning deposits to those who had booked, and in some cases, people had paid the full amount which also had to be returned. We were pleased to be able to open our courses again following the easing of lockdowns during the year, only to suffer again with further restrictions at the end of the year.

Our biggest fear is the future of the retreat house. We are totally dependent on guests for our income. We have no other source of support. This disruption over the last few years has had a significant impact and we are hoping that in 2022 guest numbers will return to normal levels.

The two staff put on furlough have returned to work and the other five have been retained. Our community is now reduced to 8 persons. We have decided on a strategy to ensure our continued health and well-being. We have drawn up a program to keep us engaged daily in an agreed way of living.

**St Clement's, Chawton, Alton.**
There was one Redemptorist belonging to the community, the full-time Director at Redemptorist Publications. Redemptorist Publications is a separate Registered, Charitable Company under the same Trustees as the Main Charity.

**THE REDEMPTORIST MISSION, ZIMBABWE**

The Redemptorists are based in three locations in Harare from where they serve a number of township parishes and outlying areas where some for the poorest are living. As this community is still growing it is called a *Region* with a local administration but it remains under the auspices of the Trustees of the London Province. The Region's activities include:

- The staffing of two township parishes of Tafara, and Mabvuku, and the very poor settlements of Bobo and Hatcliffe and an extension area named popularly as “Sally Mugabe”.
- The staffing of a residential parish of Borrowdale, and a very poor area at Hatcliffe.
- The staffing of a rural mission in Chiweshe with over 15 outstations.
- The formation and education of future Zimbabwean Redemptorists at the Jesuit, Arrupe College, and Holy Trinity College.
- One of the Brothers is responsible for a feeding and basic education programme for 20,000 children.
- One Brother works in our school for poor children called Mavambo.
- One Brother heads an administration outreach team in Mavambo
- One of the Brothers is partly responsible for the Archdiocese of Harare's social service programme.

In consultation with the Province Trustees, the leadership team in Zimbabwe agreed to accept the invitation of the Archdiocese of Harare to take pastoral responsibility for a rural mission at Chiweshe mentioned above, which is approximately two hours’ drive from Harare. A Redemptorist priest is working full time as parish priest and is regularly assisted by two others. A significant financial investment is required to provide a community house and other basic infrastructure.

All this work is managed by fundraising and donations. The Congregation does not receive any grants for the education of the students and the administration of the parishes.

The Region of Zimbabwe also supports the mother Province with the presence of two of its members who work in our parishes in Birmingham and Clapham. We also received a third member during the year who is working in our Birmingham parish.

This variety of activity in the different communities of the Congregation in the UK and Zimbabwe is brought together in the common objective described in the Constitutions and Statutes which govern the Congregation throughout the world and which are approved by the Roman Catholic Church, in which it is stated: "Preference for situations where there is a pastoral need, that is, for evangelisation in the strict sense together with the choice in favour of the poor and promoting their fundamental rights to justice and freedom. The means employed must be effective and at the same time consistent with the Gospel".

During this past year, there has been increasing political instability in Zimbabwe with super hyper-inflation and much poverty. In addition, due to drought the crops have failed for two successive years. In addition, the present pandemic has meant lockdown, and this has caused huge hardship both the

beneficiaries of our ministry as well as for the Religious community members themselves. Even the meagre collects of a few dollars a month have disappeared, and assistance has to be provided from UK.

During the holiday season December 2021 in Zimbabwe we received the terribly sad news on Christmas Night that three of our young men (Novices) were killed in a road accident. This was a cause of great sorrow for the Redemptorists in Zimbabwe, the UK and the Redemptorist family world wide

**Volunteers**
The London Province of the Congregation of the Most Holy Redeemer benefits from the help of many volunteers, whose work and commitment varies from place to place. In the parishes, for example, many people assist with the work of the local community, some on a casual basis and others on a more regular basis. The monetary value of such charitable assistance is considerable and difficult to calculate.

Each year, also, a large number of people help in fund-raising for the Congregation's work in Zimbabwe, where our priests and brothers make a significant difference to the living conditions of many of the local people in the vicinity of Harare – although this year with the closure of churches in UK for lengthy periods due to the Covid-19 pandemic, this funding has decreased considerably. The Provincial Council has developed a programme of formation for Redemptorist Associates.

**ACHIEVEMENTS AND PERFORMANCE FOR THE PERIOD TO 31 DECEMBER 2021**
The Congregation of the Most Holy Redeemer has the responsibility within the Roman Catholic Church of explicit preaching of the Christian Gospel. In achieving this aim the Congregation within the UK works in co-operation with the Congregation throughout the world and with the diocesan bishops of England & Wales, and Scotland.

**The major objectives for The Trustees in 2021 included: -**

**Developing the province plan 2013 - 2018:** A new plan will be started in 2023, in the meantime the Trustees continue their reflections on the future 'shape' of the London Province of the Redemptorists. In addition to the criteria mentioned above the following has an important bearing on the decisions of the Trustees: the ageing profile of the members; the small number of men in formation, and the pastoral needs of the wider Catholic community in the next few years.
**Collaboration with other Redemptorists**: After the last General Chapter of the Redemptorist Congregation in Pattaya, Thailand, 2016, the five regional Conferences that were established to promote restructuring and to further the aims of the Congregation, continued to develop this project.
**The Conference of Europe:** The London Province of the Redemptorists is part of the Conference of Europe, and Fr Provincial (The Chair of Trustees) participates in its meetings.
**At North European Regional level** there are regular meetings of the Provincial Councils of the London, Dublin, St Clements Provinces, (the latter is an amalgamation of the Redemptorists of north Germany, Holland, Switzerland, and the Flemish region of Belgium) and the Province of Vienna/Munich. At these meetings we are looking at ways of greater collaboration within our north European region with a view to the formation of a single Northwest European Province.
The Body of Trustees is registered with the UK Border Agency to act as a sponsor for Redemptorists working in the UK as religious workers.

1. **Developing the mission In Zimbabwe.** In the current financial year a substantial amount was donated to the communities based in and around Harare. This funding supports thirty priests and brothers who are already members of the Congregation or who are training to become members. The work of these members, both in terms of spirituality and material support, is substantial, particularly for those in the townships of Tafara and Mabvuku, near Harare, and Bobo and Hatcliffe, where people live in extreme poverty. The mission to Chiweshe continues to develop.

2. **Working for new ways to proclaim the Gospel**

1. This work is continued in a context where, in the past decade church attendance in the Roman Catholic Church has reduced by at least 28% and the number of Roman Catholic clergy has decreased by over 20%,
2. **St Mary's Perth:** Since September 2016 after the successful internal refurbishment project, the work of retreats and courses in human and spiritual development carries on to good effect, with in the limitation of the Covid-19 pandemic.
3. **The Ace of Clubs,** Clapham, London, is a day drop-in centre for homeless and marginalised people offering meals, showering and laundry facilities, and other professional services. lt is a separate Charity under the Trustees of the main Charity and it is located in an old school building next to St Mary's Monastery. As a result of lockdown due to Covid-19, the Ace of Clubs has redesigned their facilities and will be able to offer the poor and most vulnerable a 'take away' meal of hot food and refreshments. The Ace of Clubs is the only place in our area providing for this clientele during this period of time and as such we are feeding up to 180 people a day.
4. The giving of one or two week **Parish Missions** has been one of the traditional ministries of the Redemptorist Congregation. This ministry is for the maintenance and the promotion of the Christian/Catholic religion. Despite the small number of Redemptorists available for this ministry due to our ageing profile, there remains a steady demand for the services of those Redemptorists who are engaged in this work.

## IMPROVEMENTS TO PROPERTIES

**St Mary's, Clapham**
A more radical plan to provide suitable accommodation for elderly confreres with the provision of a lift to the upper floors has been started. Finance for the project depends on the successful development of St Mary's Hall.

The properties from **The Scaffold Yard** development have contributed to the support of the community. New tenants occupy one and the second property has been used as temporary accommodation for members of the community while the refurbishment of the monastery continues.

**St Mary's Hall:** Plans to dispose of the Hall to developers which will include the provision of a smaller Parish facility have continued subsequent to the year end and we are pleased to confirm that a new sale agreement was reached which will be reflected in the 2022 accounts.

**Bishop Eton Monastery, Liverpool.**
The refurbishment project was completed, including the required fire safety measures. Ongoing maintenance of this old building is constant, as new safety issues appear.

## FINANCIAL REVIEW

The full detailed figures in the financial activities are shown on the following pages of the Report and Accounts. The previous years accounts were for a nine-month period due to a change in accounting date. The financial comparison between years needs to take this into account.

Total income in the period increased from £0.83m to £1.22m mainly due to the 12 month period as mentioned above, and the effects of COVID subsiding during the year, allowing courses and other activity to recommence. Of this restricted income increased from £147,787 to £212,917 and Unrestricted income increased from £684,855 to £1,003,641.

Rental income has reduced this period as one of the Clapham Townhouses was not rented while it was used by members of the congregation while the Clapham Refurbishments took place.

Donations and legacies have held up well, and most other income has increased for reasons detailed earlier in the Trustees Report. Investment income has remained stable for the period when compared to a full year in the comparative.

Total expenditure of the charity has increased from £1,161,781 to £1,408,284. Of this restricted expenditure has increased from £233,038 to £247,852 while unrestricted expenditure has increased from £928,743 to £1,160,432.

The main effects on the restricted expenditure has been the increase in costs at the Ace of Clubs shops due to the re-opening after COVID, reductions in Zimbabwe costs and the 12 month period.

Regarding unrestricted expenditure, these are fairly comparable for the period against the prior 9 month period but there have been increases in some costs including legal expenses as a result of ongoing matters.

The unrestricted fund shows a deficit of £156,791, however the investment performance provided a gain in the year of £284,622 which moved the deficit to a net surplus of £127,831. The restricted funds showed a £34,935 deficit before a similar gain on the investment funds of £116,557 again gave a surplus of £81,622, and therefore an overall surplus of £209,453. The investment value gain at the year end followed significant gains of £1,110,177 in the prior year.

The Trustees hope that following the lifting of restrictions income will increase particularly from St Mary's Kinnoull which had been performing well following the extensive restoration work undertaken.

Although there are now some modernised older properties and a few new properties in the Charity's portfolio, it is appropriate to repeat comments in recent years accounts concerning the assets of the Congregation. On first reading of the raw figures in the Audited Accounts it could be judged that the Congregation in the UK is rich in assets, particularly in relation to property assets. This is far from the reality.

The Trustees policy decisions, to carefully manage expenditure of Repairs and Renewals of the mostly old buildings that make up the property assets, has avoided much larger deficits and supports their actions in seeking to maximise the value of assets surplus to current requirements and reinvesting in the remaining assets and acquiring new low maintenance assets and others that will provide future significant rental income to aid the lack of pension income for the confreres.

Most of the property portfolio remains old and the nature of these assets and their age, means keeping them in good repair is a continual challenge for the Trustees/Charity and the costs involved are significant. However, they are essential to the functioning of and the continuance of the work of the Congregation and the trustees are seeking to continue to progress a programme of repair, maintenance and in some cases restoration or upgrade e.g. St. Mary's Clapham where the Trustees are undertaking a major internal restoration following on from an external restoration several years ago, through careful management of the Charity's resources combined with hopefully, invaluable support from various Grant Agencies.

Significant progress has been made in delivering the Strategic Plan in recent years with the Restoration of St Mary's Perth, St Mary's Clapham and Bishop Eton Liverpool and disposal of Hawkstone Hall/Cottages. Plans are still being progressed to dispose of buildings in Sunderland. Reference should be made to the 'Property Fixed Assets/Designated Property Fund' Policy Review later in this Report.
The Conditions attached to the Grant from Historic Scotland for the 40% Grant for the External Fabric Restoration continue to apply including a legal charge over the Church/ Monastery.

The General funds (or free reserves) held by the Trustees of net £5.03m (2020: £4.89m) have remained consistent. As such there are sufficient reserves to cover twelve months expenditure as well as coping with the increased costs of care of the elderly and sick Priests and Brothers despite lack of sufficient

pension provision. The coming on stream of new sources of Long Term rental income and investment income will continue to assist.

**PROPERTY FIXED ASSETS/DESIGNATED PROPERTY FUND POLICY REVIEW**

The Trustees have undertaken a complete review of the Charity's property assets(other than the churches) in terms of valuation, depreciation and impairment. The review has been driven by the need to provide a realistic assessment of the tangible financial value of the property assets to the Charity and to provide donors and grant agencies with a more realistic and up to date view of the assets of the Redemptorists.

Of course, many of the properties have a value in terms of the achievement of the objectives and work of the Charity that are far more meaningful than the cold financial market value i.e. all the properties are the homes and working places of the members of the Redemptorists and through which some of the work of the Charity is performed in terms of Public Benefit.

With the need to progress the Redemptorist withdrawal from 3 locations, professional valuations were necessary and were obtained and as a result these valuations were reflected in the accounts for the year to 5 April 2012, replacing the previous historic Fire Insurance valuations. Also in recent years, where the Redemptorists have been required to hand back responsibility of the care of a Parish Community to the Archdiocese due to non-availability of manpower, it is clear from these experiences that the Church, Parish Hall and priest living accommodation is required to be gifted to the Archdiocese Trustees. Therefore, the Trustees have decided to take the opportunity to allocate a value more in keeping with the value to the Charity of these specific assets.

The depreciation Policy relating to property assets has also been reviewed. Although there is no reason to doubt that the monasteries and churches will have further useful life for at least the next 100 plus years, the Trustees consider that it is appropriate to discontinue with the past practice of not providing for depreciation of property assets. This Policy will continue to be assessed annually.

**THE LONDON PROVINCE'S STRATEGIC PLAN**

**The Province Plan 2007-2018.** The purpose of original Province Plan was to enable the Trustees to restructure the Charity's physical assets in order to re-focus its mission. The guiding principles/criteria in this process were:

1. To clarify the pastoral priorities for the London Province: responding to the pastoral challenges of our times;
   - ➢ The reduction in Redemptorist personnel, and,

2. Financial viability. In keeping with the timetable specified in the Province Plan, the Trustees keep under review the continuing presence of the Redemptorists in three major and two lesser locations.

The London Province continues to work with this plan whilst wider discussions to form a Northern Europe federation are ongoing.

**Plans for 2022**

During this period the Charity continued with the third year in its four-year cycle. A new Provincial Leadership and Chapter (Governing Body) were elected in 2018 and the new leadership team began their four-year mandate in January 2019. These executive groups continue to review the Strategic Plan, under the guidance of the leadership of the Conference of Europe.

The **probable 'future shape' of the Charity:** The Redemptorists continue their ministry in three major locations: London, Liverpool, and Perth, Scotland. In addition, there is Redemptorist Publications and St Clements House at Chawton in Hampshire, and the parish in Erdington, Birmingham.

**Parish Mission apostolate:** it is hoped that from Birmingham and Perth we will continue with a small team for external pastoral ministry; parish missions and retreats.

**Progressing the Mission of the Charity:** however, in order to progress the principal purpose for restructuring: to further the **mission of the Charity,** the Trustees are open to suggestions for a 'new venture' exploring innovative and creative ways to do this.

**Redemptorist Associates:** The Trustees recognise the invaluable contribution of the many 'volunteers' and employees who assist the full-time members of the Charity i.e. the priests and brothers, in fulfilling its charitable purposes. For some of these men and women there is a desire to share in the vision and spirituality that underpins these purposes. During the period under review, a group of Associates has been established in our three main centres, Perth, Liverpool and London, with regular meetings.

**Improved care for sick members:** The Trustees have a sub-committee (Secretariat) for the Care of sick and elderly Redemptorists. Its remit is to review the current arrangements for the provision of the appropriate level of care for its sick, elderly and infirm Redemptorists, and to advise the Trustees on the use of the designated Fund of £0.626 million (invested with Quilter Cheviot Investments) for these purposes. This work is ongoing with the refurbishment of facilities at St Mary's, Clapham and the part-time employment of a professional nurse for the care of the elderly in Bishop Eton, Liverpool.

**COVID-19:** The global pandemic has massively impacted the life and ministry of Redemptorists, not only in Britain and Zimbabwe, but throughout the world. Here at the end of this reporting period, all our communities are striving to recover from the lockdowns. Our parish ministries are adjusting to fit with requirements for meeting in a safe and healthy manner. New means of communication through the internet are being explored. The closure of parishes on a national level has caused great difficulties with Redemptorist Publications as our regular income from the weekly Bulletins has been reduced and contact with people through parishes severely restricted making all sales very difficult. The Pastoral Centre in Kinnoull has gradually reopened to the public, but recovery to previous levels is slow. Overall, we are entering a new era in the Church and will face a challenging future as we develop in the post Covid-19 world.

## INVESTMENT POLICY

The Trustees have the power to invest as they see fit. The Policy is to maintain income whilst preserving the real value of the investment assets. The day to day operation of this Policy is carried out by the Investment Managers', appointed by the Trustees under agreed investment policies. The Trustees reviewed the Policy in the year to April 2019 and this was approved and adopted in December 2018.

In line with the volatile state of the investment market during the period, the Charity has seen wide fluctuations in the value of its investments. The Trustees take a long term view and hope to see improvements in future years and in the meantime increasing dividend income is a key focus for the Investment Managers.

In addition, the nature of the Congregation's work requires that some funds are retained in liquid form, and are held in short term bank deposits. Here the continuing low levels on interest income continue to have a significant impact on total investment income and the overall income of the Congregation.

## RESERVES POLICY

The Trustees have developed and put in place a Reserves Policy, this being adopted in May 2018. It is the policy of the Charity to hold reserves in its general funds which have not yet been committed or designated for any particular purpose. The Trustees have set aside these reserves in order to protect the future operations of the Charity from the effects of any unforeseen variations in its income streams as part of the policy of good financial management practice. The Trustees have set the level of these reserves after undertaking a thorough assessment of the Charity needs and feel that the level of free unrestricted reserves, those not being included in the property or sick and retired reserves, which stand at £5,026,005 are adequate to carry out this policy.

## RISK MANAGEMENT

With the benefit of the considerable work put into the development of the Province Plan by the Trustees referred to earlier, the Trustees have thoroughly assessed the key risks that impact upon the future viability of the Province in the UK. The evaluation of the risks focused on the reducing availability of active members of the Congregation, the condition of the property assets, the need to focus on core priorities of the work of the members and to plan to look after the increasing number of elderly members.

A full Health & Safety risk assessment of the Congregation's operations has been completed over recent years with the support of external experts. A review of policies is planned to ensure up to date Health & Safety Policy and associated support guidance.

Moving forward, a programme of reviews of each location over a period of years is now in place with a series of specific risks also to be assessed by all locations.

## CHARITABLE DONATIONS

The Charity made charitable donations in the period of £36,894 (period to 31 December 2020 £100,650).

## STRUCTURE, GOVERNANCE AND MANAGEMENT

The Congregation of the Most Holy Redeemer is a Charitable Trust established by a Trust Deed dated 23 February 1967. All the Trustees are Priests or Brothers of the Congregation which was authorised by the Roman Catholic Church as a religious order in 1749 and has spread to most countries throughout the world. The Congregation has been working in the UK since 1845 where it currently has about forty-five members.

Trustees are elected by the members of the Congregation for a period of four years; the principal Trustee (Provincial Superior) does not normally hold office for more than three terms except in special circumstances. Trustees are trained within the ordinary procedures of the Roman Catholic Church and are subject to the laws of the Church. In all matters relating to finance and civil law the Trustees are aware of the importance of seeking appropriate professional advice.

**The Trustees of the Congregation** are also **Trustees of Redemptorist Publications** (Registered Charity No 1088879; Registered Company No 03261721) and, **The Ace of Clubs** (Registered Charity No 1055187; Registered Company No 03080066). Both of these charitable companies are closely linked to The Congregation of the Most Holy Redeemer in their objectives of spreading the Christian Gospel and helping those in society who are in greatest need.

Members of the Congregation do not possess personal property and do not earn personal income and the Congregation's primary source of income is voluntary donations from those for whom they work. In this context the major risks to which the Charity is exposed are twofold.

The Priests and Brothers who are members of the Congregation and engage in its charitable work are decreasing in numbers and increasing in age. The number of Redemptorist Priests and Brothers in 1992 aged 65 and below was 72, at present it is 9. It should be noted that many Redemptorists above that age are still actively involved in the charitable work of the Congregation.

Also, the number of donors to the Charity is decreasing as the numbers of Catholics attending on a weekly basis continues to decline.

The Trustees were put on notice in March 2021 of a potential claim and, as a precaution, the Trustees made a Serious Incident Report to the Charity Commission on 9 April 2021. The Trustees conducted an internal investigation of this matter and provided regular updates to the Charity Commission. Following receipt of medical reports from the potential claimant the Trustees decided that it was in the best interests of the charity to settle this matter so as not to incur court costs, legal fees and undue distress to those involved. Settlement took place in October 2022 and the Trustees have informed the Charity commission of the outcome and do not believe that any further action is required.

The Trustees made a serious incident report in October 2021 about an unrelated matter. This matter is in the public domain and has been widely reported in the press. It involved the conviction of a member of the Congregation in relation to historical matters. The Trustees liaised with regulators and the authorities throughout and there is no further action required. The Trustees have subsequently liaised with the families to recognise their courage in bringing the case and offer continuing support.

The Trustees have undertaken a detailed internal safeguarding review in 2021 and have taken professional and regulatory advice. The Religious Life Safeguarding Service (“RLSS”) has recently been set up under the auspices of the Catholic Safeguarding Standards Agency (“CSSA”) to provide an umbrella organisation for religious orders to access best practice and guidance. The Trustees are liaising with this service. The Trustees have approved an updated safeguarding policy, internal safeguarding protocols, and putting in place additional safeguarding team members, one of whom will be an independent safeguarding professional.

**Fundraising**

Fundraising generally takes place in parishes by members of the Redemptorists and other volunteers. The Charity maintains its overall responsibility over fundraising activities. The Charity has not consulted a professional fund raiser during the year.

No complaints have been received about fundraising activities. In undertaking these activities, concern is taken to avoid unreasonable intrusion on a person's privacy, unreasonably persistent approaches are avoided and undue pressure is not placed on people.

The Charity is not required to register with the Fundraising Regulator and has not done so but seeks, nonetheless to maintain high standards.

**TRUSTEES**

The Trustees during the year under review were:

Rev R Reid C.Ss.R (Provincial Superior)
Rev A Burns C.Ss.R (Vicar Provincial and Provincial Bursar)
Rev T Buckley C.Ss.R. (Consultor)
Rev C Corrigan C.Ss.R.
Rev C Randall C.Ss.R. (resigned 22 August 2022)
Rev E Gweme C.Ss.R.

The Trustees are elected by the members of the Congregation and serve for a four-year term. Each Trustee is responsible for monitoring the activities of the Charity in specific, operational areas and reporting points for action at Trustees meetings. The Provincial Superior cannot hold office for more than three terms unless permission is granted by the Congregation’s General Superior. Trustees are trained within the ordinary procedures of the Roman Catholic Church and are subject to the laws of the

church. For finance and civil law matters the Trustees are aware of the importance of seeking appropriate professional advice.

**STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales and Scotland requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources of the Charity for the period.

In preparing these financial statements the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019 (FRS102);
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departure disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended), the Charities Act 2011, the Charities (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.

**ON BEHALF OF THE BOARD:**

Rev R Reid C.Ss.R – TRUSTEE

Dated: 23-xii-2022

**Opinion**
We have audited the financial statements of The Congregation of the Most Holy Redeemer (the 'charity') for the year ended 31 December 2021 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 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; and
- have been prepared in accordance with the requirements of the Charities Act 2011 and the Charities and Trustee Investment (Scotland) Act 2005 and regulation of the Charities Accounts (Scotland) Regulations 2006.

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

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

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

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

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

We have nothing to report in this regard.

**Matters on which we are required to report by exception**
We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 and the Charities Accounts (Scotland) Regulations 2006 require us to report to you if, in our opinion:

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

**Responsibilities of trustees**
As explained more fully in the trustees' responsibilities statement, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

**Auditor's responsibilities for the audit of the financial statements**
We have been appointed as auditor under section 144 of the Charities Act 2011 and section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 and report in accordance with the Acts and relevant regulations made or having effect thereunder.

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

**Extent to which the audit was considered capable of detecting irregularities, including fraud**
Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;
- Reviewing minutes of meetings of those charged with governance;
- Assessing the extend of compliance with the laws and regulations considered to have a material effect on the financial statement or the operations of the charity through enquiry and inspection;

- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the FRC's website at: https://www.frc.org.uk/auditors/audit-assurance/auditor-s-responsibilities-for-the-audit-of-the-fi/description-of-the-auditor%E2%80%99s-responsibilities-for This description forms part of our auditor's report.

**Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008 and Regulation 10 of the Charities Accounts (Scotland) Regulations 2006. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Azets Audit Services

Michael Tizard (Senior Statutory Auditor)
for and on behalf of Azets Audit Services
Statutory Auditor
Athenia House
10-14 Andover Road
Winchester
Hampshire
SO23 7BS

Date: ...16 January 2023

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

## THE CONGREGATION OF THE MOST HOLY REDEEMER

### STATEMENT OF FINANCIAL ACTIVITIES

### FOR THE YEAR ENDED 31 DECEMBER 2021

| | Notes | 31/12/2021 Unrestricted Funds £ | 31/12/2021 Restricted Funds £ | 31/12/2021 Total £ | 9 months to 31/12/2020 Total £ |
|---|---|---|---|---|---|
| **Income from:** | | | | | |
| Donations and legacies | 2 | 552,517 | 82,198 | 634,715 | 500,188 |
| Charitable activities | 2 | - | 76,086 | 76,086 | 3,800 |
| Investment income | 2 | 186,352 | 47,881 | 234,233 | 155,460 |
| Gain on disposal of tangible fixed asset | 2 | 2,695 | - | 2,695 | - |
| Other income | 2 | 262,077 | 6,752 | 268,829 | 173,194 |
| **Total income** | | 1,003,641 | 212,917 | 1,216,558 | 832,642 |
| **Expenditure on:** | | | | | |
| **Raising funds** | | | | | |
| Investment Management costs | | 15,165 | 7,608 | 22,773 | 29,733 |
| **Charitable activities** | | | | | |
| General charitable activities | 3 | 1,145,267 | 240,244 | 1,385,511 | 1,132,048 |
| **Total expenditure** | | 1,160,432 | 247,852 | 1,408,284 | 1,161,781 |
| | | (156,791) | (34,935) | (191,726) | (329,139) |
| Gain on revaluation and disposal of investment assets | 9 | 284,622 | 116,557 | 401,179 | 1,110,177 |
| **Net income** | | 127,831 | 81,622 | 209,453 | 781,038 |
| Transfers between funds | | (4,258) | 4,258 | - | - |
| **Net movement in funds** | | 123,573 | 85,880 | 209,453 | 781,038 |
| Fund balances brought forward at 1 January 2021 | | 15,617,960 | 2,627,072 | 18,245,032 | 17,463,994 |
| Fund balances carried forward at 31 December 2021 | | 15,741,533 | 2,712,952 | 18,454,485 | 18,245,032 |

The notes form part of these financial statements

The Statement of Financial Activities also complies with the requirement for an income and expenditure account under the Companies Act 2006. All activities are continuing.

## Prior financial period

| | Notes | Unrestricted Funds £ | Restricted Funds £ | 9 months to 31/12/20 Total £ |
|---|---|---|---|---|
| **Income from:** | | | | |
| Donations and legacies | 2 | 416,912 | 83,276 | 500,188 |
| Charitable activities | 2 | - | 3,800 | 3,800 |
| Investment income | 2 | 124,110 | 31,350 | 155,460 |
| Gain on disposal of tangible fixed asset | 2 | - | - | - |
| Other income | 2 | 143,833 | 29,361 | 173,194 |
| **Total income** | | 684,855 | 147,787 | 832,642 |
| **Expenditure on:** | | | | |
| **Raising funds** | | | | |
| Investment Management costs | | 20,741 | 8,992 | 29,733 |
| **Charitable activities** | | | | |
| General charitable activities | 3 | 908,002 | 224,046 | 1,132,048 |
| **Total expenditure** | | 928,743 | 233,038 | 1,161,781 |
| | | (243,888) | (85,251) | (329,139) |
| Gain on revaluation and disposal of investment assets | 9 | 733,304 | 376,873 | 1,110,177 |
| **Net income** | | 489,416 | 291,622 | 781,038 |
| Transfers between funds | | (9,080) | 9,080 | - |
| **Net movement in funds** | | 480,336 | 300,702 | 781,038 |
| Fund balances brought forward at 6 April 2020 | | 15,137,624 | 2,326,370 | 17,463,994 |
| Fund balances carried forward at 31 December 2020 | | 15,617,960 | 2,627,072 | 18,245,032 |

The notes form part of these financial statements

The Statement of Financial Activities also complies with the requirement for an income and expenditure account under the Companies Act 2006. All activities are continuing.

**THE CONGREGATION OF THE MOST HOLY REDEEMER**

**BALANCE SHEET**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

| | Notes | 31/12/2021 | | 31/12/2020 | |
|---|---|---|---|---|---|
| | | £ | £ | £ | £ |
| **FIXED ASSETS:** | | | | | |
| Tangible assets | 8 | | 8,873,839 | | 7,286,936 |
| Investments | 9 | | 8,726,836 | | 8,707,449 |
| | | | 17,600,675 | | 15,994,385 |
| **CURRENT ASSETS:** | | | | | |
| Debtors | 10 | 36,566 | | - | |
| Cash at bank and in hand | | 1,241,202 | | 2,722,405 | |
| | | 1,277,768 | | 2,722,405 | |
| **CREDITORS:** | | | | | |
| Amounts falling due within one year | 11 | (423,958) | | (471,758) | |
| **NET CURRENT ASSETS:** | | | 853,810 | | 2,250,647 |
| **TOTAL ASSETS LESS CURRENT LIABILITIES:** | | | 18,454,485 | | 18,245,032 |
| **CREDITORS:** | | | | | |
| Amounts falling due after one year | 12 | | - | | - |
| | | | 18,454,485 | | 18,245,032 |
| **UNRESTRICTED FUNDS:** | 14 | | | | |
| Property fund | | 10,089,426 | | 10,161,747 | |
| General funds | | 5,026,005 | | 4,887,910 | |
| Sick and retired fund | | 626,102 | | 568,303 | |
| | | | 15,741,533 | | 15,617,960 |
| **RESTRICTED FUNDS:** | 14 | | 2,712,952 | | 2,627,072 |
| Total Funds | | | 18,454,485 | | 18,245,032 |

**ON BEHALF OF THE BOARD:**

23- xii - 2022

**THE CONGREGATION OF THE MOST HOLY REDEEMER**

**BALANCE SHEET**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

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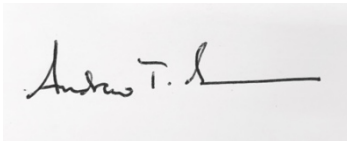
Rev R Reid C.Ss.R – TRUSTEE



Rev A Burns C.Ss.R – TRUSTEE

Approved and authorised for issue by the Board of Trustees on

The notes form part of these financial statements

## THE CONGREGATION OF THE MOST HOLY REDEEMER

### STATEMENT OF CASH FLOWS

### FOR THE PERIOD ENDED 31 DECEMBER 2021

| | 31/12/2021<br>£ | 31/12/2020<br>£ |
|---|---|---|
| Net incoming/(outgoing) resources for year | 209,453 | 781,038 |
| Depreciation | 106,736 | 142,399 |
| (Gains)/Losses on investments | (401,179) | (1,110,177) |
| Dividends, interest and rents from investments | (234,233) | (155,460) |
| Profit on disposal of fixed assets | (2,695) | - |
| Increase in debtors | (36,566) | - |
| (Decrease)/Increase in creditors | (47,800) | 312,995 |
| **Net cash used in operating activities** | (406,284) | (29,205) |
| **Cash flows from investing activities** | | |
| Dividends, interest and rents from investments | 234,233 | 155,460 |
| Proceeds from sale of property, plant and equipment | 6,133 | - |
| Purchase of property, plant and equipment | (1,697,077) | (484,591) |
| Net (sale)/purchase of investments | 381,792 | (62,155) |
| **Net cash used in investing activities** | (1,074,919) | (391,286) |
| Change in cash and cash equivalents in the year | (1,481,203) | (420,491) |
| Cash and cash equivalents brought forward | 2,722,405 | 3,142,896 |
| **Cash and cash equivalents carried forward** | 1,241,202 | 2,722,405 |

## 1. ACCOUNTING POLICIES

### BASIS OF PREPARATION

The financial statements have been prepared under the historical cost convention, as modified by the inclusion of investment assets at market value. They have been prepared in accordance with the Charities Act 2011, the Charities and Trustee Investment (Scotland) Act 2005, regulation 8 of the Charities Accounts (Scotland) Regulation and in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019) and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS102).

The charity constitutes a public benefit entity as defined by FRS102.

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

The principal accounting policies are summarised below. The accounting policies have been applied consistently throughout the year and in the preceding year.

### GOING CONCERN

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

### INCOME RECOGNITION

All incoming resources are included in the Statement of Financial Activities (SoFA) when the Charity is entitled to the income, it is probable that the income will be received and the amount can be measured reliably. The following specific policies are applied to particular categories of income.

- Legacies to which the Charity is entitled are included in the Statement of Financial Activities unless they are incapable of measurement.
- Voluntary income by way of grants, donations and gifts, are included in full in the Statement of Financial Activities when receivable.
- Donated services and facilities are included at the value to the Charity where this can be quantified. The value of services provided by volunteers has not been included in these accounts.
- Investment income is recognised when receivable.
- Incoming resources from charitable trading activity is recognised when earned.

### EXPENDITURE RECOGNITION

Expenditure is recognised in the Statement of Financial Activities on an accrual basis as soon as there is legal or constructive obligation committing the charity to that expenditure, it is probably that settlement will be required and the amount of the obligation can be measured reliably. Expenditure includes VAT and is reported as part of the expenditure to which it relates.

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

management of the Charity.

- All costs are allocated between the expenditure categories of the SoFA on a basis designed to reflect the use of the resource.

**FUND ACCOUNTING**

Restricted funds are to be used for specified purposes laid down by the donor. Expenditure for those purposes is charged to the fund, together with a fair allocation of overheads and support costs.

Unrestricted general funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity. Unrestricted designated funds are funds which have been designated for specific purposes by the Trustees. The designated property fund represents the values of the buildings as detailed in Notes 8 and 9.

**CAPITALISATION AND DEPRECIATION OF TANGIBLE FIXED ASSETS**

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

Depreciation is calculated to write down the cost, less estimated residual value of all tangible fixed assets held for Charity use other than buildings by the reducing balance method over their expected useful lives. Items of equipment are capitalised where the purchase price exceeds £1,000. The rates generally applicable are:

| | |
|---|---|
| Improvements to property | 10% straight line |
| Household | 15% reducing balance |
| Motor Vehicles | 25% reducing balance |
| Buildings | 150 years or expected remaining useful life |

The Buildings have been reviewed by the Trustees for impairment at the balance sheet date. Where decisions have been made to dispose of assets the impairment has been based on professional valuations obtained. Where there is an expectation of short term exit from a community as part of the future strategy of the province, the carrying value has been adjusted to reflect the remaining working value of the asset to the Charity, and the write off period adjusted to reflect this. For longer term buildings, the Trustees have reconsidered the expected remaining useful life of these properties. It was considered that a period of 150 years was a more accurate reflection of the remaining life of these assets, given their long life to date and the continued upkeep and restoration of these assets.

**CASH AT BANK AND IN HAND**

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

**FINANCIAL INSTRUMENTS**

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and then subsequently measured at their settlement value.

**EMPLOYEE BENEFITS**

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

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

**FIXED ASSET INVESTMENTS**

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

Investment properties, which is property held to earn rentals and/or for capital appreciation, is measured using the fair value model and stated at its fair value as at the reporting end date. Any gains or losses on revaluation and disposals are included in the statement of financial activities.

**JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY**

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

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

The main accounting estimates of the charity are depreciation and valuation of certain properties.

## 2. INCOME

| | 31/12/2021 | | | 31/12/2020 |
|---|---|---|---|---|
| | Unrestricted Funds | Restricted Funds | Total | |
| | £ | £ | £ | £ |
| **Donations and legacies** | | | | |
| Apostolic work | 354,139 | - | 354,139 | 188,729 |
| Stole fees | 38,950 | - | 38,950 | 17,334 |
| Donations received | 79,400 | 82,198 | 161,598 | 216,150 |
| Mass accounts | 33,528 | - | 33,528 | 17,975 |
| Legacies | 46,500 | - | 46,500 | 60,000 |
| | 552,517 | 82,198 | 634,715 | 500,188 |
| **Charitable activities** | | | | |
| Resale income | - | 76,086 | 76,086 | 3,800 |
| **Investment income** | | | | |
| Rents received | 93,118 | - | 93,118 | 62,092 |
| Income from listed investments | 93,157 | 47,824 | 140,981 | 91,889 |
| Bank deposits | 77 | 57 | 134 | 1,479 |
| | 186,352 | 47,881 | 234,233 | 155,460 |
| **Gain on disposal of tangible fixed asset** | 2,695 | - | 2,695 | - |
| **Other income** | | | | |

| | | | | |
|---|---|---|---|---|
| Pensions | 185,540 | - | 185,540 | 105,198 |
| Other receipts | 25,746 | - | 25,746 | 10,169 |
| Furlough grants | 50,791 | 6,752 | 57,543 | 57,827 |
| | 262,077 | 6,752 | 268,829 | 173,194 |
| **Total income** | 1,003,641 | 212,917 | 1,216,558 | 832,642 |

## 3. RESOURCES EXPENDED FOR CHARITABLE ACTIVITIES

| | 31/12/2021 | | | 31/12/2020 |
|---|---|---|---|---|
| | Unrestricted Funds £ | Restricted Funds £ | Total £ | Total £ |
| Wages | 215,828 | 35,799 | 251,627 | 225,670 |
| Social Security | 13,676 | - | 13,676 | 13,206 |
| Administration expenses | 7,342 | - | 7,342 | 3,760 |
| Motor and travel expenses | 38,374 | - | 38,374 | 21,984 |
| Food and drink expenses | 99,942 | - | 99,942 | 77,166 |
| Restoration costs | - | - | - | 2,166 |
| Repairs and renewals | 54,232 | 178 | 54,410 | 27,771 |
| Sundry expenses | 28,659 | 173 | 28,832 | 19,807 |
| Donations paid | 12,847 | 24,047 | 36,894 | 100,650 |
| Community expenses | 249,238 | 13,340 | 262,578 | 83,858 |
| Utilities | 112,601 | 5,736 | 118,337 | 65,546 |
| Clapham shop rent | - | 49,288 | 49,288 | 33,003 |
| Medical and charities | 8,716 | - | 8,716 | 6,800 |
| Insurance | 32,363 | 12,906 | 45,269 | 36,688 |
| Other education and FSC fees | 3,509 | - | 3,509 | 4,461 |
| Higher studies and formation | 2,510 | 98,199 | 100,709 | 62,650 |
| Depreciation | 106,736 | - | 106,736 | 142,399 |
| (Profit)/Loss on disposal of tangible fixed assets | - | - | - | - |
| Bank charges and interest | 4,501 | 578 | 5,079 | 3,189 |
| Contribution to Rome | - | - | - | 150,327 |
| Governance costs (note 4) | 154,193 | - | 154,193 | 50,947 |
| | 1,145,267 | 240,244 | 1,385,511 | 1,132,048 |

## 4. GOVERNANCE COSTS

| | 31/12/2021 £ | 31/12/2020 £ |
|---|---|---|
| Legal and professional fees | 91,296 | 12,587 |
| Provincial council travelling costs | 14,502 | - |
| Wages and social security | 16,385 | - |
| Accountancy | 15,810 | 23,360 |

| | | |
|---|---|---|
| Auditors remuneration | 16,200 | 15,000 |
| | 154,193 | 50,947 |

## 5. NET (OUTGOING)/INCOMING RESOURCES

This is stated after charging:

| | 31/12/2021 £ | 31/12/2020 £ |
|---|---|---|
| Auditor's remuneration | | |
| - statutory audit | 16,200 | 15,000 |
| - other | 15,810 | 23,360 |
| Depreciation and amortisation: | | |
| Tangible fixed assets, owner | 106,736 | 142,399 |

## 6. EMPLOYEES

Staff costs during the year were as follows:

| | 31/12/2021 £ | 31/12/2020 £ |
|---|---|---|
| Wages and salaries | 262,219 | 220,071 |
| Social security costs | 13,809 | 13,206 |
| Pension costs | 5,660 | 5,599 |
| | 281,688 | 238,876 |

The average number of employees during the year was 25 (2020: 28) all of whom were engaged in the principal activity.

No employee earned £60,000 per annum or more in the current or preceding accounting period.

The Trustees are considered to be the only key management personnel and are not remunerated. The finance director is engaged on a self-employed basis.

## 7. PAYMENTS TO TRUSTEES

No Trustee or person with a family or business connection with a Trustee, received remuneration in the year, directly or indirectly, from either the Charity or an institution or company related to the Charity.

## 8. TANGIBLE FIXED ASSETS

| | Land & Buildings | Improvements to Property | Household | Motor Vehicles | Totals |
|---|---|---|---|---|---|
| | £ | £ | £ | £ | £ |
| **COST:** | | | | | |
| At 1 January 2021 | 8,448,124 | 949,786 | 389,731 | 179,607 | 9,967,248 |
| Additions | - | 1,697,077 | - | - | 1,697,077 |
| Disposals | - | - | - | (24,242) | (24,242) |
| At 31 December 2021 | 8,448,124 | 2,646,863 | 389,731 | 155,365 | 11,640,083 |

| | | | | | |
|---|---|---|---|---|---|
| **DEPRECIATION:** | | | | | |
| At 1 January 2021 | 1,786,377 | 438,833 | 316,187 | 138,915 | 2,680,312 |
| Charge for year | 72,321 | 14,067 | 11,027 | 9,321 | 106,736 |
| On disposals | - | - | - | (20,804) | (20,804) |
| At 31 December 2021 | 1,858,698 | 452,900 | 327,214 | 127,432 | 2,766,244 |
| **NET BOOK VALUE:** | | | | | |
| At 31 December 2021 | 6,589,426 | 2,193,963 | 62,517 | 27,933 | 8,873,839 |
| At 31 December 2020 | 6,661,747 | 510,953 | 73,544 | 40,692 | 7,286,936 |

## 9. FIXED ASSET INVESTMENTS

| **MARKET VALUATION** | Unrestricted £ | Restricted £ | Total £ |
|---|---|---|---|
| At 1 January 2021 | 6,998,606 | 1,708,843 | 8,707,449 |
| Additions | 93,155 | 47,826 | 140,981 |
| Disposals | (515,165) | (7,608) | (522,773) |
| Increase in valuation | 284,622 | 116,557 | 401,179 |
| At 31 December 2021 | 6,861,218 | 1,865,618 | 8,726,836 |
| At 31 December 2020 | 6,998,606 | 1,708,843 | 8,707,449 |
| Fixed asset investments comprise: | | | |
| Investments listed on recognised stock exchange | 3,361,218 | 1,865,618 | 5,226,836 |
| Investment properties | 3,500,000 | - | 3,500,000 |

The investment properties were originally valued based on the open market sale value of comparable properties. These values have been reviewed by the Trustees at the period end based on current market conditions and are considered reasonable.

## 10. DEBTORS

| | **31/12/2021** £ | **31/12/2020** £ |
|---|---|---|
| Amounts falling due within one year: | | |
| Other debtors | 36,566 | - |
| Prepayments & accrued income | - | - |
| | 36,566 | - |

## 11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

| | 31/12/2021 | 31/12/2020 |
|---|---|---|
| | £ | £ |
| Trade creditors | - | - |
| Accruals and deferred income | 423,958 | 471,758 |
| | 423,958 | 471,758 |

## 12. CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR

| | 31/12/2021 | 31/12/2020 |
|---|---|---|
| | £ | £ |
| Accruals and deferred income | - | - |

## 13. RELATED PARTY DISCLOSURES

The Charity is related to Redemptorist Publications (a Charity limited by guarantee) and Ace of Clubs (Clapham) Limited (a Charity limited by guarantee) by virtue of common Trustees. Day to day activities of Redemptorist Publications and Ace of Clubs are both controlled by a Committee which includes management and lay people.

During the period the Charity received donations amounting to £107,351 (2020: £92,567) from Redemptorist Publications.

As part of its support for the charity Redemptorist Publications provides payroll and administrative services including the payment of salaries in advance of reimbursement. At the balance sheet date the charity owed £18,007 (2020 £Nil) to Redemptorist Publications.

During the period the Charity received rental income of £2,416 per month from Ace of Clubs (Clapham) Limited for the use of part of its Clapham property.

## 14. MOVEMENTS IN FUNDS

| | At 1/1/2021 | Incoming Resources | Outgoing Resources | Revaluations Losses & Transfers | At 31/12/2021 |
|---|---|---|---|---|---|
| | £ | £ | £ | £ | £ |
| **Restricted funds:** | | | | | |
| Ace of Clubs | 35,157 | 82,838 | (96,404) | (12,992) | 8,599 |
| Douglas Fund | 1,594,986 | 83,097 | (81,600) | 93,668 | 1,690,151 |
| Zimbabwe Fund | 787,705 | 45,968 | (69,770) | 40,139 | 804,042 |
| Redemptoristine Sisters | 174,262 | - | - | - | 174,262 |
| Father Burns Funds | 34,000 | - | - | - | 34,000 |
| St Mary's Restoration Fund | 962 | 1,014 | (78) | - | 1,898 |

| | | | | | |
|---|---|---|---|---|---|
| | 2,627,072 | 212,917 | (247,852) | 120,815 | 2,712,952 |
| **Unrestricted funds:** | | | | | |
| Designated sick and retired fund | 568,303 | 25,551 | (23,714) | 55,962 | 626,102 |
| Designated property fund | 10,161,747 | - | (72,321) | - | 10,089,426 |
| General funds | 4,887,910 | 978,090 | (1,064,397) | 224,402 | 5,026,005 |
| **Total unrestricted funds** | 15,617,960 | 1,003,641 | (1,160,432) | 280,364 | 15,741,533 |
| **Total funds** | 18,245,032 | 1,216,558 | (1,408,284) | 401,179 | 18,454,485 |

**Purposes of restricted funds**

Douglas Fund — These funds are specifically allocated for the training of priests and brothers and the continuing education of priests and brothers.

Zimbabwe Fund — These funds are held in the UK specifically for use in Zimbabwe, the Trustees having established two communities on the outskirts of Harare in 1990. At that time all finance was handled locally and any fundraising in the UK was sent direct via the Congregation's accounts. When the political difficulties developed into a serious situation, it was decided to retain the majority of surplus funds in the UK and only transfer to Zimbabwe when required or to make payments to suppliers outside of Zimbabwe when the supplies have been received.

Ace of Clubs — The Trustees of the London province has transferred responsibility for the management and administration of the Charity shops from the Ace of Clubs to St Mary's Clapham. All net proceeds from the Charity shops is restricted for the benefit of the Ace of Clubs.

St Mary's Restoration Fund — These funds relate to a legal undertaking provided to Perth & Kinross Council from the sale of land at St Mary's Kinnoull. These funds can only be used on future restoration of St Mary's Kinnoull.

Redemptoristine Sisters — These funds are being held as Custodian for the Redemptoristine Sisters to be used only on instructions to meet future obligations of the Redemptoristines.

Father Burns Funds — These funds represent inheritance from Father Burns that has been paid into the Congregation to be held until its use has been agreed.

**Purposes of designated fund**

| | |
|---|---|
| Property fund | The property fund has been set up to represent the reserves attributable to Charitable land & buildings including investment properties. Previous years' values in the accounts were established some years ago and were based on insurance values at that time, as the historical cost values were impossible to arrive at, as the land/buildings had been acquired many decades ago.<br><br>It is only when the land/buildings are sold or transferred that the proceeds of the transaction, if any, are transferred to the Charity's General Fund of unrestricted assets. |
| Sick and retired fund | There is no pension provision for the members of the Congregation. The Trustees have paid voluntary National Insurance contributions since the early 1990s for qualifying confreres but the state pension payable to current confreres over the age of 65 is significantly less than the basic state pension.<br><br>The Trustees have established a fund specifically designated to assist in the care of the sick and retired confreres. Initial funding in this first year of the designated fund has been provided by specific donations from Redemptorist Publications and Erdington House. |

## 15. ANALYSIS OF NET ASSETS BETWEEN FUNDS

| | Unrestricted general funds | Designated funds | Restricted funds | Total funds |
|---|---|---|---|---|
| | £ | £ | £ | £ |
| Tangible fixed assets | 2,284,413 | 6,589,426 | - | 8,873,839 |
| Investments | 2,490,904 | 4,370,314 | 1,865,618 | 8,726,836 |
| Current assets | 670,528 | (244,212) | 851,452 | 1,277,768 |
| Current liabilities | (419,840) | - | (4,118) | (423,958) |
| **Net assets at 31 December 2021** | 5,026,005 | 10,715,528 | 2,712,952 | 18,454,485 |

## 16. CAPITAL COMMITMENTS

Amounts contracted for but not provided in the financial statements:

| | 31/12/2021 £ | 31/12/2020 £ |
|---|---|---|
| Improvements to tangible fixed assets | 382,328 | 2,078,405 |

## 17. CONTINGENT LIABILITIES

Historic Scotland has granted the Charity 40% of the costs of the external repair to St Mary's, Kinnoull. As part of the agreement the Charity is bound by certain conditions that it must comply with to avoid the grant becoming repayable. This required the Trustees to sign a security giving Historic Scotland a charge over the property at St Mary's Kinnoull should the Charity default on any of these conditions. The conditions attached to the grant will remain in place for a fifteen year period until 2021.

## 18. EVENTS AFTER THE REPORTING DATE

Subsequent to the year end the charity has disposed of its interest in the Clapham Parish Hall. This disposal will lead to a surplus being recognised in the 2022 accounts.

## THE CONGREGATION OF THE MOST HOLY REDEEMER

### INCOME AND EXPENDITURE ACCOUNT

### FOR THE YEAR ENDED 31 DECEMBER 2021

| | 31/12/2021 | | 31/12/2020 | |
|---|---|---|---|---|
| | £ | £ | £ | £ |
| **Income:** | | | | |
| Apostolic work | 354,139 | | 188,729 | |
| Stole fees | 38,950 | | 17,334 | |
| Donations received | 161,598 | | 216,150 | |
| Resale | 76,086 | | 3,800 | |
| Other receipts | 25,746 | | 10,169 | |
| Mass accounts | 33,528 | | 17,975 | |
| Pensions | 185,540 | | 105,198 | |
| Legacies | 46,500 | | 60,000 | |
| | | 922,087 | | 619,355 |
| **Other income:** | | | | |
| Rents receivable | 93,118 | | 62,092 | |
| Bank interest received | 134 | | 1,479 | |
| Investment income | 140,981 | | 91,889 | |
| Furlough grants received | 57,543 | | 57,827 | |
| | | 291,776 | | 213,827 |
| **Gain on disposal of property** | | - | | - |
| | | 1,213,863 | | 832,642 |
| **Expenditure:** | | | | |
| Wages | 266,476 | | 225,670 | |
| Social security | 15,212 | | 13,206 | |
| Administration expenses | 7,342 | | 3,760 | |
| Motor and travel expenses | 52,876 | | 21,984 | |
| Food and drink expenses | 99,942 | | 77,166 | |
| Restoration costs | - | | | |
| Repairs & renewals | 54,410 | | 29,937 | |
| Sundry expenses | 28,506 | | 19,807 | |
| Audit & Accounting costs | 32,010 | | 38,360 | |
| Legal and professional fees | 114,069 | | 42,320 | |
| Donations paid | 36,894 | | 100,650 | |
| Community expenses | 262,578 | | 83,858 | |
| Utilities | 118,337 | | 65,546 | |
| Clapham shop rent | 49,288 | | 33,003 | |
| Medical and charities | 8,716 | | 6,800 | |
| Insurance | 45,268 | | 36,688 | |
| Other education and FSC fees | 3,509 | | 4,461 | |
| Contribution to Rome | - | | 150,327 | |
| Formation costs | 100,709 | | 62,650 | |
| Resale expenditure | 326 | | - | |
| | | (1,296,468) | | (1,016,193) |
| | | (82,605) | | (183,551) |
| **Finance costs:** | | | | |
| Bank charges and interest | | (5,079) | | (3,189) |

| | | | | |
|---|---|---|---|---|
| Carried forward | | (87,684) | | (186,740) |

This page does not form part of the statutory financial statements

| | 31/12/2021 | | 31/12/2020 | |
|---|---|---|---|---|
| | £ | £ | £ | £ |
| Brought forward | | (87,684) | | (186,740) |
| **Depreciation:** | | | | |
| Household | 11,027 | | 9,319 | |
| Motor vehicles | 9,321 | | 9,397 | |
| Improvements to property | 14,067 | | 13,192 | |
| Buildings | 72,321 | | 110,491 | |
| | | (106,736) | | (142,399) |
| | | (194,420) | | (329,139) |
| **Profit/(loss) on disposal of fixed assets:** | | | | |
| Motor vehicles | 2,695 | | | |
| Buildings | - | | | |
| Household | - | | | |
| Land | - | | - | |
| | | 2,695 | | - |
| | | (191,725) | | (329,139) |
| **Other losses:** | | | | |
| Revaluation deficit in the year | | | | |
| Increase/(Decrease) in market value of investments | | 401,179 | | 1,110,177 |
| **NET SURPLUS FOR THE YEAR:** | | 209,454 | | 781,038 |

This page does not form part of the statutory financial statements

**ROMAN CATHOLIC PURPOSES IN CONNECTION WITH THE CONGREGATION OF THE MOST HOLY RE**

England & Wales - Charity number 252041

# Accounts

**Registered Numbers 252041/SC039359**

# ROMAN CATHOLIC PURPOSES IN CONNECTION WITH THE CONGREGATION OF THE MOST HOLY REDEEMER (KNOWN AS THE CONGREGATION OF THE MOST HOLY REDEEMER AND THE REDEMPTORISTS)

## ANNUAL REPORT

## FOR THE PERIOD ENDED 31 DECEMBER 2020

**THE CONGREGATION OF THE MOST HOLY REDEEMER**

**CONTENTS**

**FOR THE PERIOD ENDED 31 DECEMBER 2020**

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## THE CONGREGATION OF THE MOST HOLY REDEEMER

### CHARITY INFORMATION

### FOR THE PERIOD ENDED 31 DECEMBER 2020

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| | |
|---|---|
| **TRUSTEES:** | Rev R Reid C.Ss.R<br>Rev C Randall C.Ss.R<br>Rev A Burns C.Ss.R.<br>Rev C Corrigan C.Ss.R<br>Rev T Buckley C.Ss.R.<br>Rev E Gweme C.Ss.R (Appointed 12 June 2020) |
| **FINANCIAL DIRECTOR:** | Mrs S Perrins |
| **REGISTERED OFFICE:** | St Mary's<br>8 Clapham Park Road<br>Clapham<br>London<br>SW4 7AP |
| **REGISTERED NUMBERS:** | 252041<br>SC039359 |
| **AUDITORS:** | Azets Audit Services<br>Athenia House<br>10-14 Andover Road<br>Winchester<br>Hampshire, SO23 7BS |
| **BANKERS:** | NatWest<br>City of London Office<br>1 Princes Street<br>London, EC2R 8PH |
| **SOLICITORS:** | gunnercooke<br>1 Cornhill<br>London, EC3V 3ND<br><br>Pothecary Witham Weld<br>70 St. George's Square<br>London, SW1V 3RD |

The Trustees present their report with the financial statements of the Charity for the period ended 31 December 2020. The financial statements have been prepared on the accounting policies set out in note 1 to the financial statements and comply with the Charity's trust deed, applicable law and the requirements of the Statement of Recommended Practice "Accounting and Reporting by Charities" issued in 2019.

**OBJECTIVES AND ACTIVITIES**

The Trust Deed dated 23 February 1967 which is the governing document of the Congregation sets out its objective: "The charitable purposes which advance the religious and other charitable work for the time being carried on by or under the direction of the Society as the Trustees, with the approval of the Superior, shall from time to time think fit".

The Congregation continually assesses the effectiveness with which it achieves this objective: though such reviews are not always or easily subjected to statistical analysis as much of the work is of a 'spiritual' nature. The Trustees co-ordinate the work of around seventy members of the Congregation based ln the UK and Zimbabwe and a larger number of people who work for the Congregation, largely on a voluntary basis. There are currently five Redemptorist communities in the UK and four in Zimbabwe. For the purpose of reporting on Public Benefit, the various activities of the Charity and its charitable work are listed with greater detail.

The trustees confirm they have complied with the duty under the Charities Act 2011 to have due regard to public benefit guidance published by the Charities Commission.

**PARISHES**

Parish Communities: The Redemptorists staff four parishes in England:

**St Mary's Clapham**

This is a large, multi-racial Catholic parish in south-London with a wide socio-economic mix. Two Redemptorists are fully occupied with the parish. Other members of the community assist with the church services.

- Before the pandemic, the church was open seven days a week providing Catholic worship and the opportunity for anyone to spend a few minutes in quiet prayer or reflection.
- About 1,000 worshippers attended Mass each Sunday.
- There is a large and highly successful primary school to which the parish priest offers chaplaincy support and serves on the Governing Body.
- The priests are also catholic chaplains to Trinity Hospice where they visit the patients and are available 'on call'. This ministry is supported by the Charity as they receive no stipend or salary.
- Some of the confreres are engaged part-time with missions and retreats and do supplies in the local dioceses.
- The ground floor is used for parish and ecumenical meetings and courses.
- The Ace of Clubs is a Registered Charitable Company under the Trusteeship of the Redemptorists. Three Redemptorists are involved in the Trustees Committee. The club is housed in the old school building and forms an integral part of the community outreach of the parish. lt is a day drop-in centre providing meals and practical support for homeless men and women. Under its lay director and dedicated team it has had a difficult year on account of the Covid-19 Pandemic when most of the activities had to be closed down, although take-away food was provided on a daily basis once this was possible. The two charity shops which help to provide financial support for the Centre also had to work within the constraints of the pandemic. The Trustees have established a Trustees Committee to provide specialised support and oversight of the activities of The Ace of Clubs.
- There are strong ecumenical links with the local Christian churches and with other centres for the homeless
- With Lockdown, the Church was completely closed at the end of March 2020, and people were unable to come to worship, pray or simply to visit.
- As a way of maintaining contact the Priests of the Parish filmed and produced online all the Liturgies of the Catholic Church as if the people were there. This has brought much comfort to many.
- Added to this, the community were all involved in a "Thought for the Day", going out online.
- Once restrictions of church attendance were lifted, services were resumed following the guidelines for numbers, social distancing and face coverings.

**The Abbey Parish, Erdington, Birmingham**

This is a large, vibrant parish staffed by two Redemptorists that attracts people from beyond the parish boundaries.

- Before the pandemic, on Sunday there were over 1,200 worshippers at Mass and the church was open every day for worship, private prayer and reflection

- There are two Catholic schools within the parish: The Abbey Primary school, and St Edmund Campion Comprehensive School. The parish priest serves on the Governing Body and is Chaplain to the primary school.
- The parish priest also serves, one day a week, Chaplain-on-call for Good Hope General Hospital, Sutton Coldfield, and the local John Taylor Hospice.
- The Redemptorist priests are also chaplains to a number of residential care homes within the parish.
- The Mission Coordinator for the Province lives and works from here.
- The parish hall is used extensively by parish and other groups with activities available to anyone from the local community.
- There is an active lay group of the St Vincent de Paul Society that seeks to serve the needs of the local poor and needy families and has become the biggest food donor to Erdington Food Bank.
- During the pandemic, services in the church had to be suspended according to government regulations. As the restrictions were eased services were resumed following the guidelines for numbers, social distancing and face coverings. It has been noted that the Sunday Mass attendance has reduced from 1200 to 800 over this period.

**Bishop Eton, Liverpool**

This is a very popular parish church in a residential area of south Liverpool. It is staffed by a priest from the community: the parish priest. Other members of the community are also involved with the celebration of Mass and other services within the church.

- Before the pandemic, the church was open every day, through the day, offering Catholic worship and opportunities for personal prayer and reflection.
- There were approximately 850 worshippers who attended the Sunday Masses
- There is a Catholic primary school and the parish priest is the Chaplain. There is also a private, Catholic school within the parish boundary.
- The Fisher-More Hall is used by a variety of groups including Parents and Toddlers, and for fund-raising events for Third World Projects. It is also a local polling station when required.
- Members of the community also occasionally engage in giving parish missions in parishes around the country by local invitation, and retreats to religious communities.
- One Redemptorist Brother is engaged in pastoral work in HMP Liverpool and another at HMP Wymott and HMP Risley. Since lockdown and the continuing pandemic this ministry has had to stop, particularly as the Brother reached retirement age.
- With Lockdown in March 2020, the Parish Priest has kept contact with the Parish and school by means of a weekly message and a recorded Mass, which the parishioners are encouraged to follow online. Throughout this reporting period, many parish activities were suspended on account of the pandemic. However, the weekly recorded message and Mass have continued without a break. Once government regulations allowed the opening of the church, Masses were resumed at a reduced frequency, but following all the guidelines for numbers, social distancing and face coverings.

**St Mary's Woolton, Liverpool**

In 2011 the Archdiocese of Liverpool requested that the Trustees accept the pastoral care of the neighbouring parish of St Mary's, Woolton. St Mary's parish is of a similar size to Bishop Eton. The pastoral care of St Mary's has developed well with the members of the community assisting the full time Redemptorist Parish Priest in the provision of church services. St Mary's also has its own Catholic Primary School. Again, throughout the pandemic, ministry was severely restricted and has slowly resumed following the government guidelines.

**St Benet's and St Hilda's Sunderland**

The Redemptorists withdrew from St Benet's, Sunderland in 2011. In consultation with the local Catholic Diocese of Hexham and Newcastle, the Charity continues to negotiate the future of the Church of St Benet's, which is still in use by the Diocese, and that of the unoccupied adjoining monastery. These negotiations have continued throughout the current reporting period.

**Further note**

Every Catholic parish is a constituent part of the local Catholic Diocese. By the staffing of these parishes, we are also contributing to the overall Public Benefit of these Registered Charities: Southwark (South London & Kent); Birmingham; Liverpool.

## PASTORAL CENTRES

The Charity currently owns and runs a Pastoral & Retreat Centre.

### St Mary's, Kinnoull, Perth.

St Mary's Monastery has been the Redemptorists principal location in Scotland since the Monastery was first built in the 1860's. It was a community for the charity's members, Redemptorist priests and brothers based in Scotland. In addition to the resident community it has also served as a Retreat Centre for clergy and lay retreats. This ministry has greatly expanded over the past forty years. In recent years, in addition to the two renewal courses for seven weeks, there have been a variety of retreats for the Catholic and Christian community. 'Kinnoull' provides retreat and conference facilities for a wide variety of organisations including the Episcopal Church, Alcoholics Anonymous, professional groups, and self-help groups. In this reporting year our activities have been severely restricted, if not stopped altogether, by the Covid-19 pandemic. 'Kinnoull' provided a daily Mass in the Monastery, open to the local Catholic community, which had to stop during lockdown. It is also a base for ministry in parishes across Scotland. The Centre is used by the Province for our own Provincial and Congregational meetings and retreats. Again, all these activities have been restricted by the pandemic. Staff have been furloughed while the centre is not being utilised

As from March 2020, due to the response to Covid-19, we had to cancel all our courses until the summer. This resulted in returning deposits to those who had booked, and in some cases people had paid the full mount which also had to be returned.

Our biggest fear continues to be the future of the retreat house. We are totally dependent on guests for our income. We have no other source of support. Some courses were presented, but to very few participants and private retreatants came for the occasional few days break.

Our community is now reduced to 10 persons. We have decided on a strategy to ensure our continued health and well-being. Our programme to keep us engaged daily in an agreed way of living continues.

### St Clement's, Chawton, Alton.

There were two Redemptorists belonging to the community. One is the full-time Director at Redemptorist Publications, and the other priest died in a care home during this reporting period. A Redemptorist Brother, a writer of icons, joined the community. Since March 2020, a new pastoral work of Redemptorist Publications at St Clement's has been a weekly online Mass. Donations from this ministry have gone to support Redemptorist Publications at this time. Redemptorist Publications is a separate Registered, Charitable Company under the same Trustees as the Main Charity.

## THE REDEMPTORIST MISSION, ZIMBABWE

The Redemptorists are based in four locations in Harare from where they serve a number of township parishes and outlying areas where some of the poorest are living. Two of these locations are also residences for those training to be Redemptorists. As this community is still growing it is called a *Region* with a local administration, but it remains under the auspices of the Trustees of the London Province. The Region's activities include:

- The staffing of two township parishes of Tafara, and Mabvuku, and the very poor settlements of Bobo and Hatcliffe and an extension area named popularly as "Sally Mugabe".
- The staffing of a residential parish of Borrowdale, and a very poor area at Hatcliffe.
- The staffing of a rural mission in Chiweshe with over 15 outstations.
- The formation and education of future Zimbabwean Redemptorists at the Jesuit, Arrupe University, and Holy Trinity College.
- One of the Brothers is responsible for a feeding and basic education programme for 20,000 children.
- One Brother works in our school for poor children called Mavambo.
- One Brother heads an administration outreach team in Mavambo.
- One of the Brothers is partly responsible for the Archdiocese of Harare's social service programme.

In consultation with the Province Trustees, the leadership team in Zimbabwe agreed to accept the invitation of the Archdiocese of Harare to take pastoral responsibility for a rural mission at Chiweshe mentioned above, which is approximately two hours' drive from Harare. A Redemptorist priest is working full time as parish priest and is regularly assisted by two others. A significant financial investment is required to provide a community house and other basic infrastructure.

All this work is managed by fundraising and donations. The Congregation does not receive any grants for the education of the students and the administration of the parishes.

The Region of Zimbabwe also supports the mother Province with the presence of two of its members who work in our parishes in Birmingham and Clapham. We have applied to obtain a visa for a third member whose arrival is eagerly awaited.

This variety of activity in the different communities of the Congregation in the UK and Zimbabwe is brought together in the common objective described in the Constitutions and Statutes which govern the Congregation throughout the world and which are approved by the Roman Catholic Church, in which it is stated: "Preference for situations where there is a pastoral need, that is, for evangelisation in the strict sense together with the choice in favour of the poor and promoting their fundamental rights to justice and freedom. The means employed must be effective and at the same time consistent with the Gospel".

During this past year, there has been increasing political instability in Zimbabwe with continued super hyper-inflation and much poverty. In addition, due to drought the crops have been poor for several years. In addition, the present pandemic has meant lockdown, and this has caused huge hardship for both the beneficiaries of our ministry as well as for the Religious community members themselves. Even the meagre collections of a few dollars a month have disappeared and assistance has to be provided from UK.

**Volunteers**
The London Province of the Congregation of the Most Holy Redeemer benefits from the help of many volunteers, whose work and commitment varies from place to place. In the parishes, for example, many people assist with the work of the local community, some on a casual basis and others on a more regular basis. The monetary value of such charitable assistance is considerable and difficult to calculate.

Each year, also, a large number of people help in fund-raising for the Congregation's work in Zimbabwe, where our priests and brothers make a significant difference to the living conditions of many of the local people in the vicinity of Harare – although this year with the closure of churches in UK for lengthy periods due to the Covid-19 pandemic, this funding has decreased considerably. The Provincial Council has developed a programme of formation for Redemptorist Associates.

**ACHIEVEMENTS AND PERFORMANCE FOR THE PERIOD TO 31 DECEMBER 2020**
The Congregation of the Most Holy Redeemer has the particular responsibility within the Roman Catholic Church of explicit preaching of the Christian Gospel. In achieving this aim the Congregation within the UK works in co-operation with the Congregation throughout the world and with the diocesan bishops of England & Wales, and Scotland.

**The major objectives for The Trustees in the period to 31 December 2020 included:-**

**Developing the province plan:** The Trustees continue their reflections on the future 'shape' of the London Province of the Redemptorists. In addition to the criteria mentioned above the following has an important bearing on the decisions of the Trustees: the ageing profile of the members; the small number of men in formation, and the pastoral needs of the wider Catholic community in the next few years.
**Collaboration with other Redemptorists**: After the last General Chapter of the Redemptorist Congregation in Pattaya, Thailand, 2016, the five regional Conferences that were established to promote restructuring and to further the aims of the Congregation, continued to develop this project.

**The Conference of Europe:** The London Province of the Redemptorists is part of the Conference of Europe, and Fr Provincial (The Chair of Trustees) participates in its meetings.
**At North European Regional level** there are regular meetings of the Provincial Councils of the London, Dublin, St Clements Provinces, (the latter is an amalgamation of the Redemptorists of north Germany, Holland, Switzerland, and the Flemish region of Belgium) and the Province of Vienna/Munich. At these meetings we are looking at ways of greater collaboration within our north European region.
The Body of Trustees is registered with the UK Border Agency to act as a sponsor for Redemptorists working in the UK as religious workers.

- **Developing the mission In Zimbabwe.** In the current financial year a substantial amount was donated to the communities based in and around Harare. This funding supports thirty priests and brothers who are already members of the Congregation or who are training to become members. The work of these members, both in terms of spirituality and material support, is substantial, particularly for those in the townships of Tafara and Mabvuku, near Harare, and Bobo and Hatcliffe, where people live in extreme poverty. The mission to Chiweshe continues to develop.

- **Working for new ways to proclaim the Gospel**

- This work is continued in a context where, in the past decade church attendance in the Roman Catholic Church has reduced by 28% and the number of Roman Catholic clergy has decreased by over 20%. We continue to assess the long-term effects of the Covid-19 pandemic. Church attendance has reduced even further. With lockdown, 'habits' of church going have been broken and new ways of participation are being sought.
- **St Mary's Perth:** Since September 2016 after the successful internal refurbishment project, the work of retreats and courses in human and spiritual development has carried on to good effect. However, the repeated lockdowns and restrictions on hospitality have profoundly affected the ability to do any forward planning for either pastoral ministry or maintenance of the property.
- **The Ace of Clubs,** Clapham, London, is a day drop-in centre for homeless and marginalised people offering meals, showering and laundry facilities, and other professional services. It is a separate Charity under the Trustees of the main Charity and it is located in an old school building next to St Mary's Monastery. As a result of lockdown due to Covid-19, the Ace of Clubs has redesigned their facilities and was able to offer the poor and most vulnerable a 'take away' meal of hot food and refreshments. The Ace of Clubs is the only place in our area providing for this clientele during this period of time and as such we have been feeding up to 180 people a day.
- The giving of one or two week **Parish Missions** has been one of the traditional ministries of the Redemptorist Congregation. This ministry is for the maintenance and the promotion of the Christian/Catholic religion. Despite the small number of Redemptorists available for this ministry due to our ageing profile, there remains a steady demand for the services of those Redemptorists who are engaged in this work. Once again, due to the pandemic, this ministry has been severely restricted.

## IMPROVEMENTS TO PROPERTIES

### St Mary's, Clapham

A more radical plan to provide suitable accommodation for elderly confreres with the provision of a lift to the upper floors has been approved. Work commenced in October 2020. Three community members involved in the parish ministry and the Ace of Clubs moved into one of the houses owned by the Redemptorists on the former Scaffold Yard. Two elderly confreres moved into a care home, while others found accommodation elsewhere for the duration of the refurbishment project. Finance for the project will depend on the successful development of St Mary's Hall.

The properties from **The Scaffold Yard** development have been beneficial. New tenants have settled into one property while the second has been restored in preparation for it to be available as temporary accommodation for members of the community when the refurbishment of the monastery begins.

**St Mary's Hall:** Plans to dispose of the Hall to developers which will include the provision of a smaller Parish facility have been turned down by Lambeth Borough Council. The property is being remarketed

**Bishop Eton Monastery, Liverpool.**
Ongoing maintenance of this old building is constant, as new safety issues appear. A project to replace/renew windows throughout the building is slowly making its way through the approval process of Historic Buildings.

**FINANCIAL REVIEW**
The full detailed figures in the financial activities are shown on the following pages of the Report and Accounts.

Total income in the period reduced from £1.75m to £0.83m mainly due to the effects of COVID. Of this restricted income reduced from £380,895 to £147,787 and Unrestricted income reduced from £1,370,415 to £684,855.

Rental income has reduced this period as one of the Clapham Townhouses was not rented while it was refurbished ready for use by members of the congregation while the Clapham Refurbishments take place.

Donations and legacies have held up well, but most other income has reduced significantly for reasons detailed earlier in the Trustees Report. Investment income has remained stable for the period when compared to a full year in the comparative.

Total expenditure of the charity has reduced from £1,771,426 to £1,161,781. Of this restricted expenditure has reduced from £481,930 to £233,038 while unrestricted expenditure has reduced from £1,289,496 to £928,743.

The main effects on the restricted expenditure has been the large reduction in costs at the Ace of Clubs shops due to their enforced closures, reductions in Zimbabwe costs and other general reductions.

Regarding unrestricted expenditure, these are fairly comparable for the period against the prior 12 month period but there have been large reductions in travel costs and other cost categories due to the restrictions in place, and savings on wages as a result. There was a £150,000 payment to Rome during the year which represented the amount due following the sale of Hawkstone.

The unrestricted fund shows a deficit of £243,888, however the investment performance performed very well providing a gain in the year of £733,304 which moved the deficit to a net surplus of £480,336. The restricted funds showed a £85,251 deficit before a similar gain on the investment funds of £376,873 again gave a surplus of £300,702, and therefore an overall surplus of £781,038. The investment value gain at the period end followed significant losses of £547,742 in the prior year.

The Trustees hope that following the lifting of restrictions income will increase particularly from St Mary's Kinnoull which had been performing well following the extensive restoration work undertaken.

Although there are now some modernised older properties and a few new properties in the Charity's portfolio, it is appropriate to repeat comments in recent years accounts concerning the assets of the Congregation. On first reading of the raw figures in the Audited Accounts it could be judged that the Congregation in the UK is rich in assets, particularly in relation to property assets. This is far from the reality.

The Trustees policy decisions, to carefully manage expenditure of Repairs and Renewals of the mostly old buildings that make up the property assets, has avoided much larger deficits and supports their actions in seeking to maximise the value of assets surplus to current requirements and reinvesting in the remaining assets and acquiring new low maintenance assets and others that will provide future significant rental income to aid the lack of pension income for the confreres.

Most of the property portfolio remains old and the nature of these assets and their age, means keeping them in good repair is a continual challenge for the Trustees/Charity and the costs involved are significant. However, they are essential to the functioning of and the continuance of the work of the Congregation and the trustees are seeking to continue to progress a programme of repair, maintenance and in some cases restoration or upgrade e.g. St. Mary's Clapham where the Trustees are planning a major internal restoration following on an external restoration several years ago, through careful management of the Charity's resources combined with hopefully, invaluable support from various Grant Agencies.

Significant progress has been made in delivering the Strategic Plan in recent years with the Restoration of St Mary's Perth, St Mary's Clapham and Bishop Eton Liverpool and disposal of Hawkstone Hall/Cottages. Plans are still being progressed to dispose of buildings in Sunderland. Reference should be made to the 'Property Fixed Assets/Designated Property Fund' Policy Review later in this Report.
The Conditions attached to the Grant from Historic Scotland for the 40% Grant for the External Fabric Restoration continue to apply including a legal charge over the Church/ Monastery.

The General funds (or free reserves) held by the Trustees of net £4.89m (5 April 2020: £4.4m) have remained consistent. As such there are sufficient reserves to cover twelve months expenditure as well as coping with the increased costs of care of the elderly and sick Priests and Brothers despite lack of sufficient pension provision. The coming on stream of new sources of Long Term rental income and investment income will continue to assist.

## PROPERTY FIXED ASSETS/DESIGNATED PROPERTY FUND POLICY REVIEW

The Trustees have undertaken a complete review of the Charity's property assets in terms of valuation, depreciation and impairment. The review has been driven by the need to provide a realistic assessment of the tangible financial value of the property assets to the Charity and to provide donors and grant agencies with a more realistic and up to date view of the assets of the Redemptorists.

Of course, many of the properties have a value in terms of the achievement of the objectives and work of the Charity that are far more meaningful than the cold financial market value i.e. all the properties are the homes and working places of the members of the Redemptorists and through which some of the work of the Charity is performed in terms of Public Benefit.

With the need to progress the Redemptorist withdrawal from 3 locations, professional valuations were necessary and were obtained and as a result these valuations were reflected in the accounts for the year to 5 April 2012, replacing the previous historic Fire Insurance valuations. Also in recent years, where the Redemptorists have been required to hand back responsibility of the care of a Parish Community to the Archdiocese due to non-availability of manpower, it is clear from these experiences that the Church, Parish Hall and priest living accommodation is required to be gifted to the Archdiocese Trustees. Therefore, the Trustees have decided to take the opportunity to allocate a value more in keeping with the value to the Charity of these specific assets.

The depreciation Policy relating to property assets has also been reviewed. Although there is no reason to doubt that the monasteries and churches will have further useful life for at least the next 100 plus years, the Trustees consider that it is appropriate to discontinue with the past practice of not providing for depreciation of property assets. This Policy will continue to be assessed annually.

## THE LONDON PROVINCE'S STRATEGIC PLAN

## THE LONDON PROVINCE'S STRATEGIC PLAN

**The Province Plan 2007-2018.** The purpose of original Province Plan was to enable the Trustees to restructure the Charity's physical assets in order to re-focus its mission. The guiding principles/criteria in this process were:

- To clarify the pastoral priorities for the London Province: responding to the pastoral challenges of our times;
- The reduction in Redemptorist personnel, and,
- Financial viability. In keeping with the timetable specified in the Province Plan, the Trustees keep under review the continuing presence of the Redemptorists in three major and two lesser locations.

### Plans for 2021

During this period the Charity continued with the second year in its four-year cycle. A new Provincial Leadership and Chapter (Governing Body) were elected in 2018 and the new leadership team began their four-year mandate in January 2019. These executive groups are likely to make further developments to the Strategic Plan, under the guidance of the leadership of the Conference of Europe.

The **probable 'future shape' of the Charity:** The Redemptorists continue their ministry in three major locations: London, Liverpool, and Perth, Scotland. In addition there is Redemptorist Publications and St Clements House at Chawton in Hampshire, and the parish in Erdington, Birmingham.

**Parish Mission apostolate:** it is hoped that from Birmingham and Perth we will continue with a small team for external pastoral ministry; parish missions and retreats.

**Progressing the Mission of the Charity:** however, in order to progress the principal purpose for restructuring: to further the **mission of the Charity,** the Trustees are open to suggestions for a 'new venture' exploring innovative and creative ways to do this.

**Redemptorist Associates:** the Trustees recognise the invaluable contribution of the many 'volunteers' and employees who assist the full-time members of the Charity i.e. the priests and brothers, in fulfilling its charitable purposes. For some of these men and women there is a desire to share in the vision and spirituality that underpins these purposes. During the period under review, a group of Associates has been established in our three main centres, Perth, Liverpool and London, with regular meetings. During the pandemic, they continued to meet via Zoom, with a number of formation programmes. They have established a WhatsApp group for mutual support.

**Improved care for sick members:** The Trustees have a sub-committee (Secretariat) for the Care of sick and elderly Redemptorists. Its remit is to review the current arrangements for the provision of the appropriate level of care for its sick, and elderly/infirm Redemptorists, and to advise the Trustees on the use of the designated Fund of £0.57 million (invested with Quilter Cheviot Investments) for these purposes. This work is ongoing with planning for refurbishment of facilities at St Mary's, Clapham and the part-time employment of a professional nurse for the care of the elderly in Bishop Eton, Liverpool.

**COVID-19:** The global pandemic has massively impacted the life and ministry of Redemptorists, not only in Britain and Zimbabwe, but throughout the world. Here at the end of this reporting period, all our communities continue under national restrictions/lockdown. Our parish ministries have had to be adjusted to fit with requirements for numbers and social distancing. New means of communication through the internet continue to be explored. The closure of parishes on a national level has caused great difficulties with Redemptorist Publications as our regular income from the weekly Bulletins has been cut off and contact with people through parishes severely restricted making all sales very difficult. The Pastoral Centre in Kinnoull has been closed intermittently to the public cutting off the main source of income. Overall, we have entered a new era in the Church and will face a challenging future as we develop in the post Covid-19 world.

## INVESTMENT POLICY

The Trustees have the power to invest as they see fit. The Policy is to maintain income whilst preserving the real value of the investment assets. The day to day operation of this Policy is carried out by the Investment Managers', appointed by the Trustees under agreed investment policies. The Trustees reviewed the Policy in the year to April 2019 and this was approved and adopted in December 2018.

In line with the volatile state of the investment market during the period, the Charity has seen wide fluctuations in the value of its investments. The Trustees take a long term view and hope to see improvements in future years and in the meantime increasing dividend income is a key focus for the Investment Managers.

In addition, the nature of the Congregation's work requires that some funds are retained in liquid form, and are held in short term bank deposits. Here the continuing low levels on interest income continue to have a significant impact on total investment income and the overall income of the Congregation.

## RESERVES POLICY

The Trustees have developed and put in place a Reserves Policy, this being adopted in May 2018. It is the policy of the Charity to hold reserves in its general funds which have not yet been committed or designated for any particular purpose. The Trustees have set aside these reserves in order to protect the future operations of the Charity from the effects of any unforeseen variations in its income streams as part of the policy of good financial management practice. The Trustees have set the level of these reserves after undertaking a thorough assessment of the Charity needs and feel that the level of free unrestricted reserves, those not being included in the property or sick and retired reserves, which stand at £4,887,910 are adequate to carry out this policy.

## RISK MANAGEMENT

With the benefit of the considerable work put into the development of the Province Plan by the Trustees referred to earlier, the Trustees have thoroughly assessed the key risks that impact upon the future viability of the Province in the UK. The evaluation of the risks focused on the reducing availability of active members of the Congregation, the condition of the property assets, the need to focus on core priorities of the work of the members and to plan to look after the increasing number of elderly members.

Moving forward, a programme of reviews of each location over a period of years is now in place with a series of specific risks also to be assessed by all locations.

## CHARITABLE DONATIONS

The Charity made charitable donations in the period of £100,650 (year to 5 April 2020 - £126,515).

## STRUCTURE, GOVERNANCE AND MANAGEMENT

The Congregation of the Most Holy Redeemer is a Charitable Trust established by a Trust Deed dated 23 February 1967. All the Trustees are Priests or Brothers of the Congregation which was authorised by the Roman Catholic Church as a religious order in 1749 and has spread to most countries throughout the world. The Congregation has been working in the UK since 1845 where it currently has about forty-five members.

Trustees are elected by the members of the Congregation for a period of four years; the principal Trustee (Provincial Superior) does not normally hold office for more than three terms except in special circumstances. Trustees are trained within the ordinary procedures of the Roman Catholic Church and are subject to the laws of the Church. In all matters relating to finance and civil law the Trustees are aware of the importance of seeking appropriate professional advice.

**The Trustees of the Congregation** are also **Trustees of Redemptorist Publications** (Registered Charity No 1088879; Registered Company No 03261721) and, **The Ace of Clubs** (Registered Charity No 1055187; Registered Company No 03080066). Both of these charitable companies are closely linked to The Congregation of the Most Holy Redeemer in their objectives of spreading the Christian Gospel and helping those in society who are in greatest need.

Members of the Congregation do not possess personal property and do not earn personal income and the Congregation's primary source of income is voluntary donations from those for whom they work. In this context the major risks to which the Charity is exposed are twofold.

The Priests and Brothers who are members of the Congregation and engage in its charitable work are decreasing in numbers and increasing in age. The number of Redemptorist Priests and Brothers in 1992 aged 65 and below was 72, at present it is 14 (including 3 from Zimbabwe). It should be noted that many Redemptorists above that age are still actively involved in the charitable work of the Congregation.

Also, the number of donors to the Charity is decreasing as the numbers of Catholics attending on a weekly basis continues to decline.

The Trustees were put on notice in March 2021 of a potential claim and are taking legal advice. In light of this and as a precaution, the Trustees made a Serious Incident Report to the Charity Commission on 9 April 2021. The Trustees conducted an internal investigation of this matter and have continued to liaise with the Charity Commission. In addition, the Trustees reported this historical matter under the Catholic Standards in Safeguarding ("CSSA") and have also filed a report with the police. To date the Trustees have not been required to do anything further by the regulators and have not been contacted by the police. Solicitors and Counsel have been instructed to advise the Trustees about the potential claim. No claim has been issued. The Trustees understand that medical reports are being prepared on behalf of the potential claimant, but delays have occurred in progressing this due to backlogs caused by the various Covid-19 lockdowns.

The Trustees made a serious incident report in October 2021 about an unrelated matter. This matter is in the public domain and has been widely reported in the press. It involved the conviction of a member of the Congregation in relation to historical matters. The Trustees have been liaising with regulators and the authorities throughout and at this stage there is no further action required. The Trustees issued a statement at the time and continue to offer their support to the families involved.

The Trustees have undertaken a detailed internal safeguarding review in 2021 and have taken professional and regulatory advice. The Religious Life Safeguarding Service ("RLSS") has recently been set up under the auspices of the CSSA to provide an umbrella organisation for religious orders to access best practice and guidance. The Trustees are liaising with this service. The Trustees are in the process of approving an updated safeguarding policy, internal safeguarding protocols, and putting in place additional safeguarding team members, one of whom will be an independent safeguarding professional.

**Fundraising**

Fundraising generally takes place in parishes by members of the Redemptorists and other volunteers. The Charity maintains its overall responsibility over fundraising activities. The Charity has not consulted a professional fund raiser during the year.

No complaints have been received about fundraising activities. In undertaking these activities, concern is taken to avoid unreasonable intrusion on a person's privacy, unreasonably persistent approaches are avoided and undue pressure is not placed on people.

The Charity is not required to register with the Fundraising Regulator and has not done so but seeks, nonetheless to maintain high standards.

**TRUSTEES**

The Trustees during the year under review were:

Rev R Reid C.Ss.R (Provincial Superior)
Rev A Burns C.Ss.R (Vicar Provincial and Provincial Bursar)
Rev T Buckley C.Ss.R. (Consultor)
Rev C Corrigan C.Ss.R.
Rev C Randall C.Ss.R.
Rev E Gweme C.Ss.R.

Note on 30 November 2020 Rev R Reid was appointed Provincial Superior replacing Rev R McAinsh who retired from this position.

The Trustees are elected by the members of the Congregation and serve for a four-year term. Each Trustee is responsible for monitoring the activities of the Charity in specific, operational areas and reporting points for action at Trustees meetings. The Provincial Superior cannot hold office for more than three terms unless permission is granted by the Congregation's General Superior. Trustees are trained within the ordinary procedures of the Roman Catholic Church and are subject to the laws of the church. For finance and civil law matters the Trustees are aware of the importance of seeking appropriate professional advice.

## STATEMENT OF TRUSTEES' RESPONSIBILITIES

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales and Scotland requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources of the Charity for the period.

In preparing these financial statements the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019 (FRS102);
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departure disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended), the Charities Act 2011, the Charities (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.

**ON BEHALF OF THE BOARD:**

Rev R Reid C.Ss.R – TRUSTEE RR CSsR

Dated: 20.V.2022

**Opinion**
We have audited the financial statements of The Congregation of the Most Holy Redeemer (the 'charity') for the period ended 31 December 2020 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2020 and of its incoming resources and application of resources, for the period then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011 and the Charities and Trustee Investment (Scotland) Act 2005 and regulation of the Charities Accounts (Scotland) Regulations 2006.

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

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

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

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

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

We have nothing to report in this regard.

**Matters on which we are required to report by exception**
We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 and the Charities Accounts (Scotland) Regulations 2006 require us to report to you if, in our opinion:

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

**Responsibilities of trustees**
As explained more fully in the trustees' responsibilities statement, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

**Auditor's responsibilities for the audit of the financial statements**
We have been appointed as auditor under section 144 of the Charities Act 2011 and section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 and report in accordance with the Acts and relevant regulations made or having effect thereunder.

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

**Extent to which the audit was considered capable of detecting irregularities, including fraud**
Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

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

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the FRC's website at: https://www.frc.org.uk/auditors/audit-assurance/auditor-s-responsibilities-for-the-audit-of-the-fi/description-of-the-auditor%E2%80%99s-responsibilities-for This description forms part of our auditor's report.

**Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008 and Regulation 10 of the Charities Accounts (Scotland) Regulations 2006. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Azets Audit Services

Michael Tizard (Senior Statutory Auditor)
for and on behalf of Azets Audit Services
Statutory Auditor
Athenia House
10-14 Andover Road
Winchester
Hampshire
SO23 7BS

Date: 24 June 2022

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

## THE CONGREGATION OF THE MOST HOLY REDEEMER

### STATEMENT OF FINANCIAL ACTIVITIES

### FOR THE PERIOD ENDED 31 DECEMBER 2020

| | Notes | Unrestricted Funds | 31/12/2020 Restricted Funds | Total | 05/04/2020 Total |
|---|---|---|---|---|---|
| | | £ | £ | £ | £ |
| **Income from:** | | | | | |
| Donations and legacies | 2 | 416,912 | 83,276 | 500,188 | 1,057,673 |
| Charitable activities | 2 | - | 3,800 | 3,800 | 165,856 |
| Investment income | 2 | 124,110 | 31,350 | 155,460 | 275,352 |
| Gain on disposal of tangible fixed asset | 2 | - | - | - | 83,572 |
| Other income | 2 | 143,833 | 29,361 | 173,194 | 168,857 |
| **Total income** | | 684,855 | 147,787 | 832,642 | 1,751,310 |
| **Expenditure on:** | | | | | |
| **Raising funds** | | | | | |
| Investment Management costs | | 20,741 | 8,992 | 29,733 | 6,325 |
| **Charitable activities** | | | | | |
| General charitable activities | 3 | 908,002 | 224,046 | 1,132,048 | 1,765,101 |
| **Total expenditure** | | 928,743 | 233,038 | 1,161,781 | 1,771,426 |
| | | (243,888) | (85,251) | (329,139) | (20,116) |
| Gain/(Loss) on revaluation and disposal of investment assets | 9 | 733,304 | 376,873 | 1,110,177 | (547,742) |
| **Net income** | | 489,416 | 291,622 | 781,038 | (567,858) |
| Transfers between funds | | (9,080) | 9,080 | - | - |
| **Net movement in funds** | | 480,336 | 300,702 | 781,038 | (567,858) |
| Fund balances brought forward at 6 April 2020 | | 15,137,624 | 2,326,370 | 17,463,994 | 18,031,852 |
| Fund balances carried forward at 31 December 2020 | | 15,617,960 | 2,627,072 | 18,245,032 | 17,463,994 |

The notes form part of these financial statements

The Statement of Financial Activities also complies with the requirement for an income and expenditure account under the Companies Act 2006. All activities are continuing.

## Prior financial year

| | Notes | Unrestricted Funds £ | Restricted Funds £ | Total £ |
|---|---|---|---|---|
| **Income from:** | | | | |
| Donations and legacies | 2 | 886,951 | 170,722 | 1,057,673 |
| Charitable activities | 2 | - | 165,856 | 165,856 |
| Investment income | 2 | 231,035 | 44,317 | 275,352 |
| Gain on disposal of tangible fixed asset | 2 | 83,572 | - | 83,572 |
| Other income | 2 | 168,857 | - | 168,857 |
| **Total income** | | 1,370,415 | 380,895 | 1,751,310 |
| **Expenditure on:** | | | | |
| **Raising funds** | | | | |
| Investment Management costs | | 4,516 | 1,809 | 6,325 |
| **Charitable activities** | | | | |
| General charitable activities | 3 | 1,284,980 | 480,121 | 1,765,101 |
| **Total expenditure** | | 1,289,496 | 481,930 | 1,771,426 |
| | | 80,919 | (101,035) | (20,116) |
| (Loss)/Gain on revaluation and disposal of investment assets | 9 | (342,752) | (204,990) | (547,742) |
| **Net income** | | (261,833) | (306,025) | (567,858) |
| Transfers between funds | | (16,037) | 16,037 | - |
| **Net movement in funds** | | (277,870) | (289,988) | (567,858) |
| Fund balances brought forward at 6 April 2019 | | 15,415,494 | 2,616,358 | 18,031,852 |
| Fund balances carried forward at 5 April 2020 | | 15,137,624 | 2,326,370 | 17,463,994 |

The notes form part of these financial statements

The Statement of Financial Activities also complies with the requirement for an income and expenditure account under the Companies Act 2006. All activities are continuing.

## THE CONGREGATION OF THE MOST HOLY REDEEMER

### BALANCE SHEET

### FOR THE PERIOD ENDED 31 DECEMBER 2020

| | Notes | 31/12/2020 | | 05/04/2020 | |
|---|---|---|---|---|---|
| | | £ | £ | £ | £ |
| **FIXED ASSETS:** | | | | | |
| Tangible assets | 8 | | 7,286,936 | | 6,944,744 |
| Investments | 9 | | 8,707,449 | | 7,535,117 |
| | | | 15,994,385 | | 14,479,861 |
| **CURRENT ASSETS:** | | | | | |
| Debtors | 10 | - | | - | |
| Cash at bank and in hand | | 2,722,405 | | 3,142,896 | |
| | | 2,722,405 | | 3,142,896 | |
| **CREDITORS:** | | | | | |
| Amounts falling due within one year | 11 | (471,758) | | (158,763) | |
| **NET CURRENT ASSETS:** | | | 2,250,647 | | 2,984,133 |
| **TOTAL ASSETS LESS CURRENT LIABILITIES:** | | | 18,245,032 | | 17,463,994 |
| **CREDITORS:** | | | | | |
| Amounts falling due after one year | 12 | | - | | - |
| | | | 18,245,032 | | 17,463,994 |
| **UNRESTRICTED FUNDS:** | 14 | | | | |
| Property fund | | 10,161,747 | | 10,272,238 | |
| General funds | | 4,887,910 | | 4,436,003 | |
| Sick and retired fund | | 568,303 | | 429,383 | |
| | | | 15,617,960 | | 15,137,624 |
| **RESTRICTED FUNDS:** | 14 | | 2,627,072 | | 2,326,370 |
| | | | 18,245,032 | | 17,463,994 |

**ON BEHALF OF THE BOARD:**

Rev R Reid C.Ss.R - TRUSTEE

Rev A Burns C.Ss.R - TRUSTEE

Approved and authorised for issue by the Board of Trustees on

The notes form part of these financial statements

## THE CONGREGATION OF THE MOST HOLY REDEEMER

### STATEMENT OF CASH FLOWS

### FOR THE PERIOD ENDED 31 DECEMBER 2020

| | 31/12/2020 | 05/04/2020 |
|---|---|---|
| | £ | £ |
| Net incoming/(outgoing) resources for year | 781,038 | (567,858) |
| Depreciation | 142,399 | 200,549 |
| (Gains)/Losses on investments | (1,110,177) | 547,742 |
| Dividends, interest and rents from investments | (155,460) | (275,352) |
| Profit on disposal of fixed assets | - | (83,572) |
| Decrease in debtors | - | 152,496 |
| Increase/(Decreases) in creditors | 312,995 | (225,623) |
| **Net cash used in operating activities** | (29,205) | (251,618) |
| **Cash flows from investing activities** | | |
| Dividends, interest and rents from investments | 155,460 | 275,352 |
| Proceeds from sale of property, plant and equipment | - | 83,572 |
| Purchase of property, plant and equipment | (484,591) | (35,482) |
| Net purchase of investments | (62,155) | (122,479) |
| **Net cash used in investing activities** | (391,286) | 200,963 |
| Change in cash and cash equivalents in the year | (420,491) | (50,655) |
| Cash and cash equivalents brought forward | 3,142,896 | 3,193,551 |
| **Cash and cash equivalents carried forward** | 2,722,405 | 3,142,896 |

## 1. ACCOUNTING POLICIES

### BASIS OF PREPARATION

The financial statements have been prepared under the historical cost convention, as modified by the inclusion of investment assets at market value. They have been prepared in accordance with the Charities Act 2011, the Charities and Trustee Investment (Scotland) Act 2005, regulation 8 of the Charities Accounts (Scotland) Regulation and in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019) and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS102).

The charity constitutes a public benefit entity as defined by FRS102.

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

The principal accounting policies are summarised below. The accounting policies have been applied consistently throughout the period and in the preceding year.

### REPORTING PERIOD

The charity has changed its year end to 31 December 2020. The reason for this is to align the year end with a charity under common control. These accounts are for the period from 6 April 2020 to 31 December 2020 (39 weeks) (prior period: year ended 5 April 2020) and as a result, the comparative amounts presented in the financial statements (including the related notes) are not entirely comparable. The trustees received approval for their change of year end from the Charity Commission.

### GOING CONCERN

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

### INCOME RECOGNITION

All incoming resources are included in the Statement of Financial Activities (SoFA) when the Charity is entitled to the income, it is probable that the income will be received and the amount can be measured reliably. The following specific policies are applied to particular categories of income.

- Legacies to which the Charity is entitled are included in the Statement of Financial Activities unless they are incapable of measurement.
- Voluntary income by way of grants, donations and gifts, are included in full in the Statement of Financial Activities when receivable.
- Donated services and facilities are included at the value to the Charity where this can be quantified. The value of services provided by volunteers has not been included in these accounts.
- Investment income is recognised when receivable.
- Incoming resources from charitable trading activity is recognised when earned.

### EXPENDITURE RECOGNITION

Expenditure is recognised in the Statement of Financial Activities on an accrual basis as soon as there is legal or constructive obligation committing the charity to that expenditure, it is probably that settlement will be required and the amount of the obligation can be measured reliably. Expenditure includes VAT and is reported as part of the expenditure to which it relates.

- Costs of generating funds comprise the costs associated with attracting voluntary income, the costs of trading for fundraising purposes, and the cost of investment management.
- Charitable expenditure comprises those costs incurred by the Charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those

costs of an indirect nature necessary to support them.

- Governance costs include those costs associated with meeting the constitutional and statutory requirements of the Charity and include the audit fees and costs linked to the strategic management of the Charity.
- All costs are allocated between the expenditure categories of the SoFA on a basis designed to reflect the use of the resource.

**FUND ACCOUNTING**

Restricted funds are to be used for specified purposes laid down by the donor. Expenditure for those purposes is charged to the fund, together with a fair allocation of overheads and support costs.

Unrestricted general funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity. Unrestricted designated funds are funds which have been designated for specific purposes by the Trustees. The designated property fund represents the values of the buildings as detailed in Notes 8 and 9.

**CAPITALISATION AND DEPRECIATION OF TANGIBLE FIXED ASSETS**

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

Depreciation is calculated to write down the cost, less estimated residual value of all tangible fixed assets held for Charity use other than buildings by the reducing balance method over their expected useful lives. Items of equipment are capitalised where the purchase price exceeds £1,000. The rates generally applicable are:

| | |
|---|---|
| Improvements to property | 10% straight line |
| Household | 15% reducing balance |
| Motor Vehicles | 25% reducing balance |
| Buildings | 150 years or expected remaining useful life |

The Buildings have been reviewed by the Trustees for impairment at the balance sheet date. Where decisions have been made to dispose of assets the impairment has been based on professional valuations obtained. Where there is an expectation of short term exit from a community as part of the future strategy of the province, the carrying value has been adjusted to reflect the remaining working value of the asset to the Charity, and the write off period adjusted to reflect this. For longer term buildings, the Trustees have reconsidered the expected remaining useful life of these properties. It was considered that a period of 150 years was a more accurate reflection of the remaining life of these assets, given their long life to date and the continued upkeep and restoration of these assets.

**CASH AT BANK AND IN HAND**

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

**FINANCIAL INSTRUMENTS**

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and then subsequently measured at their settlement value.

**EMPLOYEE BENEFITS**

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received. Termination payments are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

**FIXED ASSET INVESTMENTS**

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

Investment properties, which is property held to earn rentals and/or for capital appreciation, is measured using the fair value model and stated at its fair value as at the reporting end date. Any gains or losses on revaluation and disposals are included in the statement of financial activities.

**JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY**

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

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

The main accounting estimates of the charity are depreciation and valuation of certain properties.

## 2. INCOME

| | 31/12/2020 | | | 05/04/2020 |
|---|---|---|---|---|
| | Unrestricted Funds | Restricted Funds | Total | |
| | £ | £ | £ | £ |
| **Donations and legacies** | | | | |
| Apostolic work | 188,729 | - | 188,729 | 718,546 |
| Stole fees | 17,334 | - | 17,334 | 55,520 |
| Donations received | 132,874 | 83,276 | 216,150 | 216,733 |
| Mass accounts | 17,975 | - | 17,975 | 44,698 |
| Legacies | 60,000 | - | 60,000 | 22,176 |
| | 416,912 | 83,276 | 500,188 | 1,057,673 |
| **Charitable activities** | | | | |
| Resale income | - | 3,800 | 3,800 | 165,856 |
| **Investment income** | | | | |
| Rents received | 62,092 | - | 62,092 | 138,243 |
| Income from listed investments | 60,742 | 31,147 | 91,889 | 128,610 |
| Bank deposits | 1,276 | 203 | 1,479 | 8,499 |
| | 124,110 | 31,350 | 155,460 | 275,352 |
| **Gain on disposal of tangible fixed asset** | - | - | - | 83,572 |
| **Other income** | | | | |
| Pensions | 105,198 | - | 105,198 | 141,958 |
| Other receipts | 9,999 | 170 | 10,169 | 26,899 |
| Furlough grants | 28,636 | 29,191 | 57,827 | |
| | 143,833 | 29,361 | 173,194 | 168,857 |
| **Total income** | 684,855 | 147,787 | 832,642 | 1,751,310 |

## 3. RESOURCES EXPENDED FOR CHARITABLE ACTIVITIES

| | Unrestricted Funds | 31/12/2020 Restricted Funds | Total | 05/04/2020 |
|---|---|---|---|---|
| | £ | £ | £ | £ |
| Wages | 187,677 | 37,993 | 225,670 | 308,225 |
| Social Security | 10,541 | 2,665 | 13,206 | 23,953 |
| Administration expenses | 3,760 | - | 3,760 | 12,546 |
| Motor and travel expenses | 21,984 | - | 21,984 | 60,789 |
| Food and drink expenses | 77,166 | - | 77,166 | 137,032 |
| Restoration costs | - | 2,166 | 2,166 | - |
| Repairs and renewals | 27,771 | - | 27,771 | 90,547 |
| Sundry expenses | 18,699 | 1,108 | 19,807 | 17,434 |
| Donations paid | 27,786 | 72,864 | 100,650 | 126,515 |
| Community expenses | 79,374 | 4,484 | 83,858 | 347,190 |
| Utilities | 59,568 | 5,978 | 65,546 | 106,859 |
| Clapham shop rent | - | 33,003 | 33,003 | 55,343 |
| Medical and charities | 6,800 | - | 6,800 | 18,136 |
| Insurance | 36,189 | 499 | 36,688 | 46,700 |
| Other education and FSC fees | 4,461 | - | 4,461 | 18,349 |
| Higher studies and formation | - | 62,650 | 62,650 | 28,802 |
| Depreciation | 142,399 | - | 142,399 | 200,549 |
| (Profit)/Loss on disposal of tangible fixed assets | - | - | - | - |
| Bank charges and interest | 2,553 | 636 | 3,189 | 3,627 |
| Contribution to Rome | 150,327 | - | 150,327 | - |
| Governance costs (note 4) | 50,947 | - | 50,947 | 162,505 |
| | 908,002 | 224,046 | 1,132,048 | 1,765,101 |

## 4. GOVERNANCE COSTS

| | 31/12/2020 | 05/04/2020 |
|---|---|---|
| | £ | £ |
| Legal and professional fees | 12,587 | 62,174 |
| Provincial council travelling costs | | 35,529 |
| Wages and social security | - | 34,316 |
| Accountancy | 23,360 | 15,986 |
| Auditors remuneration | 15,000 | 14,500 |
| | 50,947 | 162,505 |

## 5. NET (OUTGOING)/INCOMING RESOURCES

This is stated after charging:

| | 31/12/2020 | 05/04/2020 |
|---|---|---|
| | £ | £ |
| Auditor's remuneration | | |
| - statutory audit | 15,000 | 14,500 |
| - other | 23,360 | 11,570 |
| Depreciation and amortisation: | | |
| Tangible fixed assets, owner | 142,399 | 200,549 |

## 6. EMPLOYEES

Staff costs during the period were as follows:

| | 31/12/2020 | 05/04/2020 |
|---|---|---|
| | £ | £ |
| Wages and salaries | 220,071 | 334,107 |
| Social security costs | 13,206 | 23,953 |
| Pension costs | 5,599 | 8,434 |
| | 238,876 | 366,494 |

The average number of employees during the period was 28 (year to 5 April 2020: 30) all of whom were engaged in the principal activity.

No employee earned £60,000 per annum or more in the current or preceding accounting period.

The Trustees are considered to be the only key management personnel and are not remunerated. The finance director is engaged on a self-employed basis.

## 7. PAYMENTS TO TRUSTEES

No Trustee or person with a family or business connection with a Trustee, received remuneration in the year, directly or indirectly, from either the Charity or an institution or company related to the Charity.

## 8. TANGIBLE FIXED ASSETS

| | Land & Buildings £ | Improvements to Property £ | Household £ | Motor Vehicles £ | Totals £ |
|---|---|---|---|---|---|
| **COST:** | | | | | |
| At 6 April 2020 | 8,448,124 | 465,754 | 389,172 | 179,607 | 9,482,657 |
| Additions | - | 484,032 | 559 | - | 484,591 |
| At 31 December 2020 | 8,448,124 | 949,786 | 389,731 | 179,607 | 9,962,748 |
| **DEPRECIATION:** | | | | | |
| At 6 April 2020 | 1,675,886 | 425,641 | 306,868 | 129,518 | 2,537,913 |
| Charge for year | 110,491 | 13,192 | 9,319 | 9,397 | 142,399 |
| At 31 December 2020 | 1,786,377 | 438,833 | 316,187 | 138,915 | 2,680,312 |
| **NET BOOK VALUE:** | | | | | |
| At 31 December 2020 | 6,661,747 | 510,953 | 73,544 | 40,692 | 7,286,936 |
| At 5 April 2020 | 6,772,238 | 40,113 | 82,304 | 50,089 | 6,944,744 |

## 9. FIXED ASSET INVESTMENTS

| MARKET VALUATION | Unrestricted | Restricted | Total |
|---|---|---|---|
| | £ | £ | £ |
| At 6 April 2020 | 6,225,301 | 1,309,816 | 7,535,117 |
| Additions | 60,742 | 31,146 | 91,888 |
| Disposals | (20,741) | (8,992) | (29,733) |
| Increase in valuation | 733,304 | 376,873 | 1,110,177 |
| At 31 December 2020 | 6,998,606 | 1,708,843 | 8,707,449 |
| At 5 April 2020 | 6,225,301 | 1,309,816 | 7,535,117 |
| Fixed asset investments comprise: | | | |
| Investments listed on recognised stock exchange | 3,498,606 | 1,708,843 | 5,207,449 |
| Investment properties | 3,500,000 | - | 3,500,000 |
| | 6,998,606 | 1,708,843 | 8,707,449 |

The investment properties were originally valued based on the open market sale value of comparable properties. These values have been reviewed by the Trustees at the period end based on current market conditions and are considered reasonable.

## 10. DEBTORS

| | 31/12/2020 | 05/04/2020 |
|---|---|---|
| | £ | £ |
| Amounts falling due within one year: | | |
| Other debtors | - | - |
| Prepayments & accrued income | - | - |
| | - | - |

## 11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

| | 31/12/2020 | 05/04/2020 |
|---|---|---|
| | £ | £ |
| Trade creditors | - | 14,521 |
| Accruals and deferred income | 471,758 | 144,242 |
| | 471,758 | 158,763 |

## 12. CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR

| | 31/12/2020 | 05/04/2020 |
|---|---|---|
| | £ | £ |
| Accruals and deferred income | - | - |

## 13. RELATED PARTY DISCLOSURES

The Charity is related to Redemptorist Publications (a Charity limited by guarantee) and Ace of Clubs (Clapham) Limited (a Charity limited by guarantee) by virtue of common Trustees. Day to day activities of Redemptorist Publications and Ace of Clubs are both controlled by a Committee which includes management and lay people.

During the period the Charity received donations amounting to £92,567 (2020: £149,351) from Redemptorist Publications.

During the period the Charity received rental income of £2,416 per month from Ace of Clubs (Clapham) Limited for the use of part of its Clapham property.

## 14. MOVEMENTS IN FUNDS

| | At 05/04/2020 | Incoming Resources | Outgoing Resources | Revaluations Losses & Transfers | At 31/12/2020 |
|---|---|---|---|---|---|
| | £ | £ | £ | £ | £ |
| **Restricted funds:** | | | | | |
| Ace of Clubs | 83,448 | 32,991 | (81,282) | - | 35,157 |
| Douglas Fund | 1,317,318 | 75,460 | (68,777) | 270,985 | 1,594,986 |
| Zimbabwe Fund | 713,918 | 38,573 | (79,754) | 114,968 | 787,705 |
| Redemptoristine Sisters | 175,262 | - | (1,000) | - | 174,262 |
| Father Burns Funds | 34,000 | - | - | - | 34,000 |
| St Mary's Restoration Fund | 2,424 | 763 | (2,225) | - | 962 |
| | 2,326,370 | 147,787 | (233,038) | 385,953 | 2,627,072 |
| **Unrestricted funds:** | | | | | |
| Designated sick and retired fund | 429,383 | 16,867 | (18,190) | 140,243 | 568,303 |
| Designated property fund | 10,272,238 | - | (110,491) | - | 10,161,747 |
| General funds | 4,436,003 | 667,988 | (800,062) | 583,981 | 4,887,910 |
| **Total unrestricted funds** | 15,137,624 | 684,855 | (928,743) | 724,224 | 15,617,960 |
| **Total funds** | 17,463,994 | 832,642 | (1,161,781) | 1,110,177 | 18,245,032 |

**Purposes of restricted funds**

| | |
|---|---|
| Douglas Fund | These funds are specifically allocated for the training of priests and brothers and the continuing education of priests and brothers. |
| Zimbabwe Fund | These funds are held in the UK specifically for use in Zimbabwe, the Trustees having established two communities on the outskirts of Harare in 1990. At that time all finance was handled locally and any fundraising in the UK was sent direct via the Congregation's accounts. When the political difficulties developed into a serious situation, it was decided to retain the majority of surplus funds in the UK and only transfer to Zimbabwe when required or to make payments to suppliers outside of Zimbabwe when the supplies have been received. |
| Ace of Clubs | The Trustees of the London province has transferred responsibility for the management and administration of the Charity shops from the Ace of Clubs to St Mary's Clapham. All net proceeds from the Charity shops is restricted for the benefit of the Ace of Clubs. |
| St Mary's Restoration Fund | These funds relate to a legal undertaking provided to Perth & Kinross Council from the sale of land at St Mary's Kinnoull. These funds can only be used on future restoration of St Mary's Kinnoull. |
| Redemptoristine Sisters | These funds are being held as Custodian for the Redemptoristine Sisters to be used only on instructions to meet future obligations of the Redemptoristines. |
| Father Burns Funds | These funds represent inheritance from Father Burns that has been paid into the Congregation to be held until its use has been agreed. |

**Purposes of designated fund**

| | |
|---|---|
| Property fund | The property fund has been set up to represent the reserves attributable to Charitable land & buildings including investment properties. Previous years' values in the accounts were established some years ago and were based on insurance values at that time, as the historical cost values were impossible to arrive at, as the land/buildings had been acquired many decades ago.<br><br>It is only when the land/buildings are sold or transferred that the proceeds of the transaction, if any, are transferred to the Charity's General Fund of unrestricted assets. |
| Sick and retired fund | There is no pension provision for the members of the Congregation. The Trustees have paid voluntary National Insurance contributions since the early 1990s for qualifying confreres but the state pension payable to current confreres over the age of 65 is significantly less than the basic state pension.<br><br>The Trustees have established a fund specifically designated to assist in the care of the sick and retired confreres. Initial funding in this first year of the designated fund has been provided by specific donations from Redemptorist Publications and Erdington House. |

## 15. ANALYSIS OF NET ASSETS BETWEEN FUNDS

| | Unrestricted general funds | Designated funds | Restricted funds | Total funds |
|---|---|---|---|---|
| | £ | £ | £ | £ |
| Tangible fixed assets | 625,189 | 6,661,747 | - | 7,286,936 |
| Investments | 2,706,353 | 4,292,255 | 1,708,841 | 8,707,449 |
| Current assets | 2,017,070 | (223,952) | 929,287 | 2,722,405 |
| Current liabilities | (460,702) | - | (11,056) | (471,758) |
| **Net assets at 31 December 2020** | 4,887,910 | 10,730,050 | 2,627,072 | 18,245,032 |

## 16. CAPITAL COMMITMENTS

Amounts contracted for but not provided in the financial statements:

| | 31/12/2020 £ | 05/04/2020 £ |
|---|---|---|
| Improvements to tangible fixed assets | 2,078,405 | - |

## 17. CONTINGENT LIABILITIES

Historic Scotland has granted the Charity 40% of the costs of the external repair to St Mary's, Kinnoull. As part of the agreement the Charity is bound by certain conditions that it must comply with to avoid the grant becoming repayable. This required the Trustees to sign a security giving Historic Scotland a charge over the property at St Mary's Kinnoull should the Charity default on any of these conditions. The conditions attached to the grant will remain in place for a fifteen year period until 2021.

As detailed in the Trustees Report there is one ongoing serious incident being dealt with by the Charity's legal advisors. The incident is being investigated and has not yet reached a conclusion. No legal proceedings have been commenced. The potential claim is ongoing but the outcome remains uncertain and therefore at this stage it is impracticable to make an estimate of its financial affect. With regard to the second serious incident, the Charity Commission contacted the Trustees on 26 January 2022 to confirm that they are assured that the Trustees are dealing with the matter appropriately and responsibly. Trustees are unable to confirm at this stage whether any claims may arise from this incident and therefore this matter is being kept under review.

## 18. EVENTS AFTER THE REPORTING DATE

The COVID-19 pandemic has continued to affect the charity throughout 2021. Measures taken by the government to contain the virus have again affected economic activity in various ways, with course income again being significantly impacted, and other income streams also being affected by restrictions. The charity has taken advantage of government support where possible.

We will continue to follow the various government policies and advice and, in parallel, we will do our utmost to continue our operations in the best and safest way possible without jeopardising the health of our people.

## THE CONGREGATION OF THE MOST HOLY REDEEMER

### INCOME AND EXPENDITURE ACCOUNT

### FOR THE PERIOD ENDED 31 DECEMBER 2020

| | 31/12/2020 | | 05/04/2020 | |
|---|---|---|---|---|
| | £ | £ | £ | £ |
| **Income:** | | | | |
| Apostolic work | 188,729 | | 718,546 | |
| Stole fees | 17,334 | | 55,520 | |
| Donations received | 216,150 | | 216,733 | |
| Resale | 3,800 | | 165,856 | |
| Other receipts | 10,169 | | 26,899 | |
| Mass accounts | 17,975 | | 44,698 | |
| Pensions | 105,198 | | 141,958 | |
| Legacies | 60,000 | | 22,176 | |
| | | 619,355 | | 1,392,386 |
| **Other income:** | | | | |
| Rents receivable | 62,092 | | 138,243 | |
| Bank interest received | 1,479 | | 8,499 | |
| Investment income | 91,889 | | 128,610 | |
| Furlough grants received | 57,827 | | - | |
| | | 213,827 | | 275,352 |
| **Gain on disposal of property** | | - | | 83,572 |
| | | 832,642 | | 1,751,310 |
| **Expenditure:** | | | | |
| Wages | 225,670 | | 342,541 | |
| Social security | 13,206 | | 23,953 | |
| Administration expenses | 3,760 | | 12,546 | |
| Motor and travel expenses | 21,984 | | 96,318 | |
| Food and drink expenses | 77,166 | | 137,032 | |
| Restoration costs | - | | - | |
| Repairs & renewals | 29,937 | | 90,547 | |
| Sundry expenses | 19,807 | | 17,434 | |
| Audit & Accounting costs | 38,360 | | 30,486 | |
| Legal and professional fees | 42,320 | | 68,499 | |
| Donations paid | 100,650 | | 126,515 | |
| Community expenses | 83,858 | | 347,190 | |
| Utilities | 65,546 | | 106,859 | |
| Clapham shop rent | 33,003 | | 55,343 | |
| Medical and charities | 6,800 | | 18,136 | |
| Insurance | 36,688 | | 46,700 | |
| Other education and FSC fees | 4,461 | | 18,349 | |
| Contribution to Rome | 150,327 | | - | |
| Formation costs | 62,650 | | 28,802 | |
| Resale expenditure | - | | - | |
| | | (1,016,193) | | (1,567,250) |
| | | (183,551) | | 184,060 |
| **Finance costs:** | | | | |
| Bank charges and interest | | (3,189) | | (3,627) |
| Carried forward | | (186,740) | | 180,433 |

## INCOME AND EXPENDITURE ACCOUNT

## FOR THE PERIOD ENDED 31 DECEMBER 2020

This page does not form part of the statutory financial statements

| | 31/12/2020 | | 05/04/2020 | |
|---|---|---|---|---|
| | £ | £ | £ | £ |
| Brought forward | | (186,740) | | 180,433 |
| **Depreciation:** | | | | |
| Household | 9,319 | | 14,380 | |
| Motor vehicles | 9,397 | | 21,106 | |
| Improvements to property | 13,192 | | 17,742 | |
| Buildings | 110,491 | | 147,321 | |
| | | (142,399) | | (200,549) |
| | | (329,139) | | (20,116) |
| **Profit/(loss) on disposal of fixed assets:** | | | | |
| Motor vehicles | - | | - | |
| Buildings | - | | - | |
| Household | - | | - | |
| Land | - | | - | |
| | | - | | - |
| | | (329,139) | | (20,116) |
| **Other losses:** | | | | |
| Revaluation deficit in the year | | - | | - |
| Increase/(Decrease) in market value of investments | | 1,110,177 | | (547,742) |
| **NET SURPLUS/(DEFICIT) FOR THE YEAR:** | | 781,038 | | (567,858) |

This page does not form part of the statutory financial statements