

**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 5 APRIL 2019**

THE CONGREGATION OF THE MOST HOLY REDEEMER

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THE CONGREGATION OF THE MOST HOLY REDEEMER

CHARITY INFORMATION

FOR THE YEAR ENDED 5 APRIL 2019

TRUSTEES:	Rev R McAinsh C.Ss.R Rev C Randall C.Ss.R Rev A Burns C.Ss.R. Rev C Corrigan C.Ss.R Rev T Buckley C.Ss.R. Rev R Reid C.Ss.R
FINANCIAL DIRECTOR:	Mr A Barrance
REGISTERED OFFICE:	St Mary's 8 Clapham Park Road Clapham London SW4 7AP
REGISTERED NUMBERS:	252041 SC039359
AUDITORS:	Wilkins Kennedy Audit Services Athenia House 10-14 Andover Road Winchester Hampshire, SO23 7BS
BANKERS:	NatWest City of London Office 1 Princes Street London, EC2R 8PH
SOLICITORS:	Pothecary Witham Weld 70 St. George's Square London, SW1V 3RD

THE CONGREGATION OF THE MOST HOLY REDEEMER

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 5 APRIL 2019

The Trustees present their report with the financial statements of the Charity for the year ended 5 April 2019. 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 March 2005.

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.

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 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. 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.
- 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.

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- 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.

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.
- One Redemptorist Brother is engaged in pastoral work in HMP Liverpool and another at HMP Wymott and HMP Risley.

St Mary's Woolton, Liverpool

In 2011 the Archdiocese of Liverpool requested that the Trustees would 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 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. 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. A new venture has been 'Holidays in Scotland', an opportunity for senior citizens to have a time of rest and quiet. '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.

St Clement's, Chawton, Alton.

There are two Redemptorists who belong to the community. One is the full-time Director at Redemptorist Publications, and the other priest is now in a care home. Redemptorist Publications is a separate Registered, Charitable Company under the same Trustees as the Main Charity.

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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 of 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.
- 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 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. 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.

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".

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 Associates.

ACHIEVEMENTS AND PERFORMANCE FOR THE YEAR 2018-2019

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 2018/19 included:-

Developing the province plan 2013 - 2018: 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.

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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. In addition, the Trustees continue to explore links with the Redemptorist Congregation in other parts of the world: the Provinces of Bangalore (India), and the Province of Vietnam.

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%.
 - **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.
 - **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 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 proposed. Finance for the project will depend on the successful development of St Mary's Hall.

The rent of the properties from **The Scaffold Yard** development has continued to be problematic. One rental agreement has come to an end and new tenants have been sought. The problem tenant in the second property has finally left and major restoration is necessary before it will 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. Planning permission for a new scheme continues to be sought.

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.

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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 year reduced from £2.22m to £1.67m. Of this restricted income reduced from £677,237 to £445,358 and Unrestricted income from £1,543,911 to £1,226,856.

Last year restricted income saw specific one-off amounts being received from the Redemptoristine Sisters and Father Burns Funds totalling £260,107, so excluding this the comparable figure for last year is £417,130. There has been an encouraging increase in donations and investment income for the restricted funds in the year but a disappointing reduction in resale income from the Ace of Clubs shops.

Unrestricted income last year included a gain from the disposal of properties of £351,903 which was not repeated this year so the comparable income for last year is £1,192,008, so income has actually shown a small increase on a like for like basis.

Apostolic income and general donations and stole fees have remained fairly stable, while pensions income has increased as more priests have become eligible for pension payments. Investment income has shown a reduction which is disappointing as while income from listed investments has improved, the rents received figure has reduced significantly, partly due to some rent arrears being received in the prior year but also due to the problems encountered during the year with a Clapham tenant.

Total expenditure of the charity has reduced from £2,104,382 to £1,842,471. Of this restricted expenditure has reduced from £549,382 to £464,162 while unrestricted expenditure has reduced from £1,465,000 to £1,378,309.

The main effects on the restricted expenditure has been the reduction of the costs of Higher studies and formation from £65,552 to £20,950 as well as a reduction in the Community costs from £135,580 to £85,703 mainly due to reductions in Zimbabwe which do tend to fluctuate year on year depending on requirements.

Regarding unrestricted expenditure, community expenses have increased from £136,538 to £180,259, however this has been offset by reductions in Medical expenditure and also governance costs as legal fees have reduced following the conclusion of the sale of Hawkstone in the prior year.

The unrestricted fund shows a deficit of £151,453, however after taking into account the good performance of the investments in the year, and the continued support of restricted funds by the general funds a reduced deficit of £20,012 has been incurred.

The Trustees are pleased with the continued good performance of St Mary's Kinnoull following the extensive restoration work and it is hoped that with costs well under control and attendance levels good this will continue.

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, 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

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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 £4.5m (2018: £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, up to date professional valuations were necessary and have now been 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:

- 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 2018/2019

During this period the Charity renewed its four-year cycle. A new Provincial Leadership and Chapter (Governing Body) were elected during the course of 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.

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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, and elderly-infirm Redemptorists, and to advise the Trustees on the use of the designated Fund of £0.705 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.

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 year, the Charity has seen wide fluctuations in the value of its investments. However, there is some way to go to fully recover the significant losses incurred in the earlier years of the current decade and in 2008/9. 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 £4,508,688 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 revised up to date Health & Safety Policy and associated support guidance was implemented in 2011/2012.

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.

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CHARITABLE DONATIONS

The Charity made charitable donations in the period of £94,794 (2018 - £73,772).

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.

TRUSTEES

The Trustees during the year under review were:

April - December 2018

Rev R McAinsh C.Ss.R (Provincial Superior)

Rev R Reid C.Ss.R (Vicar Provincial)

Rev G Mulligan C.Ss.R (Consultor)

Rev A Burns C.Ss.R (Provincial Bursar)

Rev C Corrigan C.Ss.R

Rev T Buckley C.Ss.R.

January – April 2019

Rev R McAinsh C.Ss.R (Provincial Superior)

Rev R Reid C.Ss.R (Vicar Provincial)

Rev A Burns C.Ss.R (Consultor and Provincial Bursar)

Rev C Corrigan C.Ss.R

Rev T Buckley C.Ss.R.

Rev C Randall 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.

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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).

Charity law requires the Trustees to prepare financial statements for each financial year that 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 year. In preparing those financial statements the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and 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 business.

The Trustees are responsible for keeping proper accounting records that are sufficient to show and explain the Charity's transactions and 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, regulation 8 of the Charities Accounts (Scotland) Regulations 2006 (as amended) and the Charities Act 2011 and regulations made thereunder. 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:

27-i-2020

 CSR

THE CONGREGATION OF THE MOST HOLY REDEEMER

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES

FOR THE YEAR ENDED 5 APRIL 2019

Opinion

We have audited the financial statements of The Congregation of the Most Holy Redeemer (the 'charity') for the year ended 5 April 2019 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 5 April 2019 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

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon⁴. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

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
 - sufficient and proper accounting records have not been kept; or
-

THE CONGREGATION OF THE MOST HOLY REDEEMER

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES

FOR THE YEAR ENDED 5 APRIL 2019

- 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.

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

Wilkins Kennedy audit service

Ian Talbot (Senior Statutory Auditor)
for and on behalf of Wilkins Kennedy Audit Services
Statutory Auditor
Athenia House
10-14 Andover Road
Winchester
Hampshire
SO23 7BS

Date: *30th January 2020*

Wilkins Kennedy 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 5 APRIL 2019

	Notes	Unrestricted Funds £	05/04/2019 Restricted Funds £	Total £	05/04/2018 Total £
Income from:					
Donations and legacies	2	872,176	234,877	1,107,053	1,058,684
Charitable activities	2	-	169,130	169,130	184,047
Investment income	2	174,566	41,351	215,917	229,642
Gain on disposal of tangible fixed asset	2	-	-	-	351,903
Other income	2	<u>180,114</u>	<u>-</u>	<u>180,114</u>	<u>396,872</u>
Total income		<u>1,226,856</u>	<u>445,358</u>	<u>1,672,214</u>	<u>2,221,148</u>
Expenditure on:					
Raising funds					
Investment Management costs		16,101	21,590	37,691	12,442
Charitable activities					
General charitable activities	3	<u>1,362,208</u>	<u>442,572</u>	<u>1,804,780</u>	<u>2,001,940</u>
Total expenditure		<u>1,378,309</u>	<u>464,162</u>	<u>1,842,471</u>	<u>2,014,382</u>
		(151,453)	(18,804)	(170,257)	206,766
(Loss)/Gain on revaluation and disposal of investment assets	9	<u>169,676</u>	<u>54,568</u>	<u>224,244</u>	<u>(11,726)</u>
Net income		18,223	35,764	53,987	195,040
Transfers between funds		(38,235)	38,235	-	-
Losses on revaluation of fixed assets		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net movement in funds		(20,012)	73,999	53,987	195,040
Fund balances brought forward at 6 April 2018		<u>15,435,506</u>	<u>2,542,359</u>	<u>17,977,865</u>	<u>17,782,825</u>
Fund balances carried forward at 5 April 2019		<u>15,415,494</u>	<u>2,616,358</u>	<u>18,031,852</u>	<u>17,977,865</u>

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 5 APRIL 2019

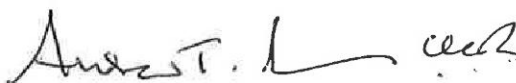
	Notes	05/04/2019		05/04/2018	
		£	£	£	£
FIXED ASSETS:					
Tangible assets	8		7,109,811		7,302,668
Investments	9		<u>7,960,380</u>		<u>7,669,899</u>
			15,070,191		14,972,567
CURRENT ASSETS:					
Debtors	10	152,496		-	
Cash at bank and in hand		<u>3,193,551</u>		<u>3,337,272</u>	
		3,346,047		3,337,272	
CREDITORS:					
Amounts falling due within one year	11	<u>(384,386)</u>		<u>(331,974)</u>	
NET CURRENT ASSETS:			<u>2,961,661</u>		<u>3,005,298</u>
TOTAL ASSETS LESS CURRENT LIABILITIES:			18,031,852		17,977,865
CREDITORS:					
Amounts falling due after one year	12		-		-
			<u>18,031,852</u>		<u>17,977,865</u>
UNRESTRICTED FUNDS:	14				
Property fund		10,419,559		10,566,880	
General funds		<u>4,508,688</u>		<u>4,419,843</u>	
Sick and retired fund		<u>487,247</u>		<u>448,783</u>	
			15,415,494		15,435,506
RESTRICTED FUNDS:	14		<u>2,616,358</u>		<u>2,542,359</u>
			<u>18,031,852</u>		<u>17,977,865</u>

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

27/01/2020

The notes form part of these financial statements

THE CONGREGATION OF THE MOST HOLY REDEEMER

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 5 APRIL 2019

	05/04/2019 £	05/04/2018 £
Net incoming/(outgoing) resources for year	53,987	195,040
Depreciation	204,469	205,818
(Gains)/Losses on investments	(224,244)	11,726
Dividends, interest and rents from investments	(215,917)	(229,642)
Loss on revaluation of fixed assets	-	-
(Profit)/loss on disposal of fixed assets	(209)	(306,465)
(Increase)/Decrease in debtors	(152,496)	-
Increase in creditors	<u>52,412</u>	<u>89,446</u>
Net cash used in operating activities	<u>(281,998)</u>	<u>(34,077)</u>
Cash flows from investing activities		
Dividends, interest and rents from investments	215,917	229,642
Proceeds from sale of property, plant and equipment	543	3,340,904
Purchase of property, plant and equipment	(11,946)	(70,796)
Net purchase of investments	<u>(66,237)</u>	<u>(1,066,389)</u>
Net cash used in investing activities	<u>138,277</u>	<u>2,433,361</u>
Change in cash and cash equivalents in the year	(143,721)	2,399,284
Cash and cash equivalents brought forward	<u>3,337,272</u>	<u>937,988</u>
Cash and cash equivalents carried forward	<u>3,193,551</u>	<u>3,337,272</u>

THE CONGREGATION OF THE MOST HOLY REDEEMER

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 5 APRIL 2019

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) issued on 16 July 2014 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 probable 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.

THE CONGREGATION OF THE MOST HOLY REDEEMER

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 5 APRIL 2019

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 Note 14.

CAPITALISATION AND DEPRECIATION OF TANGIBLE FIXED ASSETS

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.

THE CONGREGATION OF THE MOST HOLY REDEEMER

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 5 APRIL 2019

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

	05/04/2019			05/04/2018
	Unrestricted Funds	Restricted Funds	Total	
	£	£	£	£
Donations and legacies				
Apostolic work	719,544	7,978	727,522	718,043
Stole fees	41,065	6,072	47,137	49,525
Donations received	72,498	220,827	293,325	248,218
Mass accounts	39,069	-	39,069	42,898
Legacies	-	-	-	-
	<u>872,176</u>	<u>234,877</u>	<u>1,107,053</u>	<u>1,058,684</u>
Charitable activities				
Resale income	-	169,130	169,130	184,047
Investment income				
Rents received	81,489	-	81,489	133,166
Income from listed investments	82,095	40,099	122,194	94,338
Bank deposits	10,982	1,252	12,234	2,138
	<u>174,566</u>	<u>41,351</u>	<u>215,917</u>	<u>229,642</u>
Gain on disposal of tangible fixed asset	-	-	-	351,903
Other income				
Grants and pensions	165,158	-	165,158	122,119
Other receipts	14,956	-	14,956	274,753
	<u>180,114</u>	<u>-</u>	<u>180,114</u>	<u>396,872</u>
Total income	<u>1,226,856</u>	<u>445,358</u>	<u>1,672,214</u>	<u>2,221,148</u>

THE CONGREGATION OF THE MOST HOLY REDEEMER

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 5 APRIL 2019

3. RESOURCES EXPENDED FOR CHARITABLE ACTIVITIES

	Unrestricted Funds £	05/04/2019 Restricted Funds £	Total £	05/04/2018 £
Wages	221,705	88,161	309,866	321,455
Social Security	12,108	6,152	18,260	24,565
Administration expenses	26,775	2,162	28,937	26,505
Motor and travel expenses	49,403	8,545	57,948	77,140
Food and drink expenses	149,781	-	149,781	154,297
Restoration costs	-	54,277	54,277	32,590
Repairs and renewals	96,820	11,487	108,307	106,848
Sundry expenses	29,282	1,513	30,795	27,189
Donations paid	15,251	79,543	94,794	73,772
Community expenses	180,259	85,703	265,962	272,118
Utilities	108,101	8,042	116,143	120,075
Clapham shop rent	-	73,412	73,412	80,994
Medical and charities	23,562	-	23,562	73,049
Insurance	38,937	453	39,390	38,278
Other education and FSC fees	27,460	-	27,460	26,127
Higher studies and formation	23,045	20,950	43,995	67,295
Depreciation	204,469	-	204,469	205,818
(Profit)/Loss on disposal of tangible fixed assets	(209)	-	(209)	45,438
Bank charges and interest	4,534	2,172	6,706	5,175
Legal Fees	-	-	-	7,166
Governance costs (note 4)	<u>150,925</u>	<u>-</u>	<u>150,925</u>	<u>216,046</u>
	<u>1,362,208</u>	<u>442,572</u>	<u>1,804,780</u>	<u>2,001,940</u>

4. GOVERNANCE COSTS

	05/04/2019 £	05/04/2018 £
Legal and professional fees	22,157	57,745
Provincial council travelling costs	48,744	50,657
Wages and social security	50,288	76,188
Accountancy	15,586	18,206
Auditors remuneration	<u>14,150</u>	<u>13,250</u>
	<u>150,925</u>	<u>216,046</u>

5. NET (OUTGOING)/INCOMING RESOURCES

This is stated after charging:

	05/04/2019 £	05/04/2018 £
Auditor's remuneration		
- statutory audit	14,150	13,250
- other	11,170	11,740
Depreciation and amortisation:		
Tangible fixed assets, owner	<u>204,469</u>	<u>205,818</u>

THE CONGREGATION OF THE MOST HOLY REDEEMER

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 5 APRIL 2019

6. EMPLOYEES

Staff costs during the year were as follows:

	05/04/2019	05/04/2018
	£	£
Wages and salaries	358,380	396,129
Social security costs	24,419	26,079
Pension costs	<u>5,429</u>	<u>2,024</u>
	<u>388,228</u>	<u>424,232</u>

The average number of employees during the year was 33 (2018: 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.

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 2018	25,447,203	465,754	364,094	165,167	26,442,218
Additions	-	-	6,096	5,850	11,946
Disposals	<u>-</u>	<u>-</u>	<u>-</u>	<u>(7,910)</u>	<u>(7,910)</u>
At 5 April 2019	<u>25,447,203</u>	<u>465,754</u>	<u>370,190</u>	<u>163,107</u>	<u>26,446,254</u>
DEPRECIATION:					
At 6 April 2018	18,380,323	383,781	278,938	96,508	19,139,550
Charge for year	147,321	24,118	13,550	19,480	204,469
Eliminated for disposals	<u>-</u>	<u>-</u>	<u>-</u>	<u>(7,576)</u>	<u>(7,576)</u>
At 5 April 2019	<u>18,527,644</u>	<u>407,899</u>	<u>292,488</u>	<u>108,412</u>	<u>19,336,443</u>
NET BOOK VALUE:					
At 5 April 2019	<u>6,919,559</u>	<u>57,855</u>	<u>77,702</u>	<u>54,695</u>	<u>7,109,811</u>
At 5 April 2018	<u>7,066,880</u>	<u>81,973</u>	<u>85,156</u>	<u>68,659</u>	<u>7,302,668</u>

THE CONGREGATION OF THE MOST HOLY REDEEMER

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 5 APRIL 2019

9. FIXED ASSET INVESTMENTS

MARKET VALUATION

	Unrestricted £	Restricted £	Total £
At 6 April 2018	6,267,748	1,402,151	7,669,899
Additions/Disposals	49,509	16,728	66,237
(Decrease)/Increase in valuation	<u>169,676</u>	<u>54,568</u>	<u>224,244</u>
At 5 April 2019	<u>6,486,933</u>	<u>1,473,447</u>	<u>7,960,380</u>
At 5 April 2018	<u>6,267,748</u>	<u>1,402,151</u>	<u>7,669,899</u>
Fixed asset investments comprise:			
Investments listed on recognised stock exchange	2,986,933	1,473,447	4,460,380
Investment properties	<u>3,500,000</u>	<u>-</u>	<u>3,500,000</u>
	<u>6,486,933</u>	<u>1,473,447</u>	<u>7,960,380</u>
Investments representing over 5% by the value of the portfolio are as follows:		05/04/2019 £	05/04/2018 £
Coutts Equator Investment Programmes Units/Series 2		-	<u>359,655</u>

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 year end based on current market conditions and are considered reasonable.

10. DEBTORS

	05/04/2019 £	05/04/2018 £
Amounts falling due within one year:		
Other debtors	152,496	-
Prepayments & accrued income	<u>-</u>	<u>-</u>
	<u>152,496</u>	<u>-</u>

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	05/04/2019 £	05/04/2018 £
Trade creditors	14,521	13,571
Accruals and deferred income	<u>369,865</u>	<u>318,403</u>
	<u>384,386</u>	<u>331,974</u>

12. CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR

	05/04/2019 £	05/04/2018 £
Accruals and deferred income	<u>-</u>	<u>-</u>

THE CONGREGATION OF THE MOST HOLY REDEEMER

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 5 APRIL 2019

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 year the Charity received donations amounting to £153,351 (2018: £161,351) from Redemptorist Publications.

During the year 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 05/04/2018	Incoming Resources	Outgoing Resources	Revaluations Losses & Transfers	At 05/04/2019
	£	£	£	£	£
Restricted funds:					
Ace of Clubs	107,025	169,130	(189,374)	-	86,781
Douglas Fund	1,400,791	127,663	(42,592)	(50,825)	1,435,037
Zimbabwe Fund	772,858	147,326	(131,993)	90,628	878,819
Redemptoristine Sisters	226,107	-	(45,845)	-	180,262
Father Burns Funds	34,000	-	-	-	34,000
St Mary's Restoration Fund	<u>1,578</u>	<u>1,239</u>	<u>(54,358)</u>	<u>53,000</u>	<u>1,459</u>
	<u>2,542,359</u>	<u>445,358</u>	<u>(464,162)</u>	<u>92,803</u>	<u>2,616,358</u>
Unrestricted funds:					
Designated sick and retired fund	448,783	27,369	(20,654)	31,749	487,247
Designated property fund	10,566,880	-	(147,321)	-	10,419,559
General funds	<u>4,419,843</u>	<u>1,199,487</u>	<u>(1,210,334)</u>	<u>99,692</u>	<u>4,508,688</u>
Total unrestricted funds	<u>15,435,506</u>	<u>1,226,856</u>	<u>(1,378,309)</u>	<u>131,441</u>	<u>15,415,494</u>
Total funds	<u>17,977,865</u>	<u>1,672,214</u>	<u>(1,842,471)</u>	<u>224,244</u>	<u>18,031,852</u>

THE CONGREGATION OF THE MOST HOLY REDEEMER

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FOR THE YEAR ENDED 5 APRIL 2019

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. 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.

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.

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.

THE CONGREGATION OF THE MOST HOLY REDEEMER

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 5 APRIL 2019

15. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted general funds	Designated funds	Restricted funds	Total funds
	£	£	£	£
Tangible fixed assets	190,252	6,919,559	-	7,109,811
Investments	2,270,530	4,216,402	1,473,448	7,960,380
Current assets	2,421,236	(229,155)	1,153,966	3,346,047
Current liabilities	(373,330)	-	(11,056)	(384,386)
Net assets at 5 April 2019	<u>4,508,688</u>	<u>10,906,806</u>	<u>2,616,358</u>	<u>18,031,852</u>

16. 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.

The external refurbishment project on the Monastery at Bishop Eton in 2010 led to the Trustees entering into an agreement with the Parish. The actual contractor invoices were paid by the Parish; however, the agreement states that the Trustees will reimburse the Parish for the contractor costs should the Redemptorist leave Bishop Eton in the next ten years. The Contingent Liability reduces at the rate of 10% per annum. The contractor costs originally totalled £245,103. The contingent liability at 5 April 2019 totalled £24,510.