Registered number: 03422357
Charity number: 1064472

EMMAUS GREENWICH

(A company limited by guarantee)

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2020

EMMAUS GREENWICH
(A company limited by guarantee)

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EMMAUS GREENWICH

(A company limited by guarantee)

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 30 JUNE 2020

Trustees

E Britton
J Clark
O Dodd (appointed 19 November 2020)
B Fussey (resigned 17 September 2020)
N Georgis
D Hayes
B O'Sullivan (resigned 21 May 2021)
T Rowe (appointed 7 May 2021)
G Stevenson, Chair

Company registered number

03422357

Charity registered number

1064472

Registered office and principal operating office

226 Elmley Street
Plumstead
London
SE18 7NN

Company secretary

B Fussey (until 17 September 2020)
N Martin (from 17 September 2020)

Chief executive

T Bradbury (until February 2020)
N Martin (from February 2020)

Independent auditors

Lakin Rose Limited
Chartered Accountants
Statutory Auditors
Pioneer House
Vision Park
Histon
Cambridge
CB24 9NL

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS (CONTINUED)
FOR THE YEAR ENDED 30 JUNE 2020

Bankers

CAF Bank Limited
25 Kings Hill Avenue
West Malling
Kent
ME19 4JQ

HSBC Bank plc
15 Wellington Street
Woolwich
London
SE18 6PH

TRUSTEES' REPORT
FOR THE YEAR ENDED 30 JUNE 2020

The trustees present their annual report together with the audited financial statements of the charity for the year 1 July 2019 to 30 June 2020. The annual report serves the purposes of both a trustees' report and a directors' report under company law. The trustees confirm that the annual report and financial statements of the charity comply with the current statutory requirements, the requirements of the charity's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

Since the charity qualifies as small under section 382 of the Companies Act 2006, the Strategic report required of medium and large companies under the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 has been omitted.

Objectives and activities

a. Policies and objectives

The principal object of the charity is to provide homeless and unemployed people with a home, meaningful work, companionship and a chance to regain self-respect. Each Emmaus Community combines residential accommodation with a business based on the collection and sale of donated goods, as well as refurbishment and recycling. Companions (as residents, and the beneficiaries of the charity, are known) have the opportunity, regardless of ability or skills, to help themselves through work, and thereby rediscover their self-worth and take steps towards their own personal development and reintegration into society at large.

In setting objectives and planning for activities, the trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

b. Strategies for achieving objectives

Mainly, this will be through the continuing development of Emmaus Greenwich as an effective social enterprise, where our trading activities move us closer to becoming financially self-supporting. The charity expects that this will facilitate our ability to consistently:

- provide quality programmes to support previously homeless people;
- improve significantly on the quality of life and service the charity provides to companions;
- support other people in greater need (known within the Emmaus movement as "solidarity");
- widen our role as a valuable resource in the local community.

In addition, the charity will continue to utilise the funding available to Emmaus Greenwich via governmental agencies and supportive organisations.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 30 JUNE 2020

Objectives and activities (continued)

c. Activities undertaken to achieve objectives

Emmaus Greenwich, which was officially opened in 1994 by HRH The Prince of Wales, subscribes to the values of the Emmaus International manifesto which all Emmaus Communities accept when they join the Emmaus movement.

The Emmaus movement was founded in France just after the Second World War by Abbe Pierre, a remarkable priest and former member of the French parliament. Emmaus provides a solution to the cycle of homelessness by addressing the complex needs of homeless people in a holistic way. Through working and engaging in solidarity, ex-homeless people are able to regain self-esteem and dignity - the necessary ingredients required for their recovery and development.

Emmaus Greenwich, as with other Emmaus Communities, is open to anyone who is homeless and without means of support. There are a few conditions: every companion signs off income support or job seekers allowance and agrees to volunteer at Emmaus Greenwich to the best of their ability. Companions are not permitted to use illegal drugs whilst living in the community and drinking alcohol is prohibited in the Community. Each companion receives food, basic clothing, shelter and spending money, at present £37 per week plus a further £8, which is saved for when they leave.

The charity offers a wide variety of voluntary work opportunities and work experience, which enables the companions to learn skills required for various professions (e.g. catering, woodworking, electrical, retail, transport and warehousing, data entry etc.)

Set out below is a profile of the programmes and features offered to companions:

- Non-judgmental and welcoming to all, provided that the risk to Community is manageable
- Establishment of identity through assistance with application and payment for birth certificates and passports
- Community life and companionship
- Companions stay for as long as they need to (the average length of stay in in 2019/20 was 2.3 years).
- On the job training
- Access to a qualified counsellor
- Access to health care
- Citizenship through concern for others and working with the local community
- Integrating into local homeless provision
- A road back from welfare to self-respect by being self-supporting
- A pathway back into the world of work and job skills

As well as helping companions, Emmaus Greenwich also provides benefits to the wider community as follows:

- The charity is a source of affordable goods for the less well-off members of society. In addition, the charity works in partnership with Social Services and Mental Health agencies and will, in cases of special need, provide items of furniture free of charge to members of the public.
- Emmaus provides a service to the better-off members of society by collecting their unwanted goods, which avoids them having to otherwise dispose of the goods, and also enables them to play a key part in helping to alleviate the problem of homelessness.
- As a local community resource, the charity is active in building networks with other local organisations and training providers. The charity is continually exploring ways in which the resources of the Community might be shared in creative ways for the future, and for the benefit of other organisations in the wider community.

Objectives and activities (continued)

- As net contributors to local recycling targets, the charity helps to reduce the amount of material that ends up in landfill sites by collecting unwanted goods from households and selling them in our shops, thereby giving them a new and useful life.

Achievements and performance

a. Review of activities

Community

In the year to June 2020, Emmaus Greenwich continued to provide quality support and assistance to companions, creating a safe and happy home for all to live and work. March 2020 saw the onset of the coronavirus pandemic and, although this had serious implications for our retail social enterprises, the stability and cohesion of the Community continued in a positive way and companions remained safe and in good spirits during all lockdown periods. This positive environment is reflected in the success enjoyed in the shops and in the way in which the companions are able to engage in meaningful and rewarding work in the Community as a whole. Staff, companions and volunteers are working productively and happily with one another, making Emmaus Greenwich a good place to live and work in for all.

During the year the Community supported 55 homeless people (66 in the previous year). Many of the companions, after spending some time in the Community, felt able to move on into independent accommodation, with jobs in some cases, or reconnecting with and going to live with family and friends, or moving on for other reasons.

With the purchase of another annexe house in January 2020 the overall residential capacity increased to 40 bedrooms (32 for Companions and 8 for EmmHomes). The EmmHomes scheme was introduced in September 2019 and provides a route for Companions who are ready to move into paid employment, and offers a first step back into independent living whilst still being supported by Emmaus Greenwich.

The Trustees would like to thank all the companions, staff and volunteers for their support and contribution to the stability of the Community over the course of the year and during the pandemic.

Companion Support

All our companions continue to receive one-to-one support sessions every four to six weeks, carried out by our Community Support Worker. A weekly professional counselling service is also offered to companions to deal with more personal issues and goals.

The charity continues to provide training courses in Food Hygiene, First Aid, Health & Safety, Manual Handling, Fire Marshalling and PAT testing for companions and staff. Companions are also encouraged to attend evening/weekend training courses provided by external training providers to learn or improve their skills.

Companions are given time off to find work and attend job interviews. In cases when they find work, companions, at the discretion of the Community Manager, may be allowed to live in the Community for up to 6 weeks to allow them to build up 6 weeks' wages as a deposit for moving into independent accommodation. The charity's strategy is to encourage companions to move out of the Community once they have regained their confidence and found an external job, but without pressurising the more vulnerable companions who may want to stay in the Community for extended periods. This year the charity is pleased to report that 1 companion has moved on from Emmaus Greenwich having found employment, and 7 companions have moved on to independent living accommodation.

Achievements and performance (continued)

Furthermore, the charity continues to support ex-companions where appropriate, as is seen in the number of ex-companions who keep in touch, drop in for a meal and continue to volunteer with us.

Accreditation

The charity is delighted to report that Emmaus Greenwich has once again been awarded the certification for RNE (Re use Network Enterprise) standards following an inspection. Achieving this award continues to enhance the charity's reputation with major furniture and electrical retailers, encouraging them to entrust us with handling surplus goods and electrical items donated when the opportunity arises.

Emmaus UK and Emmaus International

As a member of Emmaus UK, the national organisation, the charity continues to benefit from advice and assistance on a number of matters including, marketing, recruitment and training. The charity is grateful to the Emmaus UK staff for their readily available assistance.

The charity continues to play a role in the development and growth of Emmaus in the UK by welcoming visitors and potential funders from other Emmaus Communities and Groups, including Emmaus International. The charity also actively participates in the Emmaus UK debates on the future direction of the Emmaus Federation

Solidarity

An important aspect of the charity's work is a term referred to as ‘Solidarity’, which is working to help other people or causes in greater need.

In the year ending 30 June 2020, the charity continued to support various solidarity causes, spending £30,362.

Discounts and goods given away to people on low income in our local community amounted to £13,729.

Total Solidarity payments to Emmaus UK, Emmaus Europe and Emmaus International reached £16,633. This includes proceeds from the Annual Solidarity Sale which raised a total of £1,908.

During 2019/20 5.7% of the Community's total occupancy was taken by subsidised solidarity spaces. Total value of solidarity spaces, including travel and accommodation for prospective and ex-companions exceeded £19,000.

b. Fundraising activities and income generation

The charity received a grant of £90,000 from Emmaus UK towards the purchase of an annexe property to extend the Community.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 30 JUNE 2020

Financial review

a. Going concern

After making appropriate enquiries, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements.

b. Reserves policy

The majority of the charity's funds are invested in the Community's fixed assets, including the premises, vehicles, furniture and fittings, with a cost, after depreciation, of £1,176,341 as of 30/06/2020. Net current assets totalled £432,821, which is more than enough to meet the trustees' goal of holding sufficient contingency reserves to cover four months operating expenditure (being approximately £277,600, based on average monthly expenses of £69,400).

The charity holds a total of £16,117 in restricted funds and £100,000 in designated funds, which include contingency funds to cover the cost of major repairs to the community premises and major community expansion plans, and grants to be spent in 2020/21.

c. Principal funding

The charity received donations and grants totalling £221,100, which included grants of £139,804, government Covid grants of £61,776, and donations of £19,520. The charity also received interest income of £282 in the year ended 30 June 2020.

Amongst the grants and donations were:

- CRASH - £21,529 for essential refurbishment and repair works
- Ebay Charity Giving - £5,689 as part of their Charity Connect programme
- Citigroup - £1,500 for internal refurbishment
- Emmaus UK Companions Training Fund - £4,154 for training, materials and tools for 16 companions
- Emmaus UK - £90,000 for the purchase of an annexe house
- Emmaus UK - £3,388 for IT support

Individual Donations

The charity received a total of £19,520 in cash donations outside of the Retail Gift Aid scheme. We are very grateful to all our loyal supporters and want to extend our thanks to St John's Church, Elisabeth and Rog Gregory, Jane Walker, Nazar Georgis and other donors who wish to remain anonymous.

Finally, the charity would again like to put on record its continuing thanks to We Care Ministries for their regular donations of food and toiletries.

d. Trading performance

In the year, business and other income (excluding grants and donations) covered 92.5% of the charity's total expenses (2019: 98%).

Shop revenues were down by 17% on 2019 to the closure of all non-essential retail in response to the pandemic.

Cost control remained tight during the year and a small decrease of total expenses was seen (0.075%).

Structure, governance and management

a. Constitution

The charity is registered as a company limited by guarantee and was set up by a Memorandum of Association on 20 August 1997.

The charity is constituted under a Memorandum of Association and is a registered charity number 1064472.

b. Methods of appointment or election of trustees

Trustees are elected and re-elected in accordance with the terms of the Memorandum of Association. The board appoints new trustees based on the recommendation of the chair of trustees and one other trustee who are together responsible for interviewing potential trustees. Appointments are made on a consideration of the requirements of the charity and an assessment of the skills, specialist knowledge and expertise offered by the prospective trustee and the needs of the charity.

Trustees give their time freely as volunteers and receive no benefits from the charity. The current trustees are shown on page 1.

c. Organisational structure and decision-making policies

The governance of the charity is the responsibility of the board of trustees. The board delegates certain day-to-day management responsibilities to the Chief Executive.

The board of trustees meets once every two months and more frequently if required. There are subcommittees focusing on finance and human resources. The finance subcommittee, consisting of the Chief Executive and two trustees, oversees all financial matters, and meets in the interval between trustee meetings. The human resources subcommittee meets as required to consider people related issues. There is a regular trustee-companion forum, which enables the companions to provide feedback and suggestions directly to the board.

The Chief Executive is responsible for putting the Emmaus Greenwich Community's vision and strategy into effect, including day to day responsibility for fundraising, risk management, marketing, external relations and management of the other members of the management team, comprising the Community Manager, Business Manager, Operations & Audit Manager and Finance Manager.

The Community Manager is responsible for the welfare and support of the companions and the day-to-day operation of the community. This includes running Community meetings to discuss and agree the management of the Community with companions.

The Business Manager is responsible for the performance of the social enterprise and for management of the resources used within the business.

Structure, governance and management (continued)

The Operations & Audit Manager is responsible for managing the vans, logistics and all operational aspects of the business, for ensuring that internal controls are effective and for liaising with the RNE auditors.

The Finance Manager is responsible for maintaining the financial records of the charity, financial and management reporting, payroll, VAT reporting and internal financial controls.

The charity encourages companions to develop their personal responsibility and skills by working in a wide variety of roles within the Community. This enables companions to regain their self-respect and some have then gone on to gain employment in other organisations.

Most decisions are taken by the Chief Executive and the senior management team, with certain decisions, including in respect of policies and strategy, taken by the board of trustees or one its subcommittees.

d. Policies adopted for the induction and training of trustees

New trustees are given an information pack about the charity and an existing trustee meets with them individually to acquaint them with matters concerning the charity. Where appropriate, the charity will find suitable training courses for trustees to attend.

One key issue for new trustees is gaining an understanding of how Emmaus Communities work. They are therefore encouraged to visit the charity's premises and other Communities and meet with other members of the Emmaus movement.

e. Risk management

The board of trustees is responsible for assessing the risks faced by the charity and for ensuring that appropriate systems and procedures have been established to mitigate such risks. The Chief Executive and the senior management team are responsible for ensuring that risk-related policies and procedures are complied with on a daily basis and a trustee signs off monthly. Key risks are discussed by the board of trustees at the regular trustee meetings.

As part of the charity’s risk management, the health and safety policy and procedures are reviewed regularly, including a weekly test of the fire alarm and, periodically, a fire drill. Also, financial controls have been established and are monitored according to Charity Commission guidelines and Disclosure and Barring Service (DB'S) checks have been completed for all staff and volunteers whose duties include working with companions.

Plans for future periods

1. Housing Benefit

In August 2018 following an extensive period of consultation, the government announced that housing benefit should continue, for the time being, to be the method by which the government would fund supported housing. This is decision is excellent news for the charity and removes the uncertainty that followed the government’s original announcement to review supported housing funding methods.

2. Maximising Business Profitability

Our current business is profitable, but we continue to focus on improving profitability, particularly by increasing our marketing efforts and by improving our operational efficiency.

3. Enhancing the Community's accommodation

The Community's premises at 226 Elmley Street, London are a bit tired and need regular maintenance and repairs. Essential works to the kitchen, duct work and water tanks were undertaken during this financial year.

4. Counselling and Training

The charity intends to increase the amount of counselling and training that is available to our companions.

Members' liability

The charity is a company limited by guarantee. The members of the charity are the trustees named on page 1. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 30 JUNE 2020

Statement of trustees' responsibilities

The trustees (who are also the directors of the charity for the purposes of company law) are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year. Under company law, the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of its incoming resources and application of resources, including its income and expenditure, for that 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 of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures 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 adequate 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 Companies Act 2006. 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.

Disclosure of information to auditors

Each of the persons who are trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- that trustee has taken all the steps that ought to have been taken as a trustee in order to be aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

Auditors

The auditors, Lakin Rose Limited, have indicated their willingness to continue in office. The designated trustees will propose a motion reappointing the auditors at a meeting of the trustees.

Approved by order of the members of the board of trustees on 23 June 2021 and signed on their behalf by:

G Stevenson
Chair of Trustees

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF EMMAUS GREENWICH

Opinion

We have audited the financial statements of Emmaus Greenwich (the 'charity') for the year ended 30 June 2020 which comprise the Statement of financial activities, the Balance sheet, the Statement of cash flows and the related notes, 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 30 June 2020 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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 Auditors' report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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

We have nothing to report in this regard.

Opinion on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

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

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Trustees' report and from the requirement to prepare a Strategic report.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF EMMAUS GREENWICH (CONTINUED)

Responsibilities of trustees

As explained more fully in the Trustees' responsibilities statement, the trustees (who are also the directors of the charity for the purposes of company law) 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.

Auditors' responsibilities for the audit of the financial statements

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

Use of our report

This report is made solely to the charity's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charity's members those matters we are required to state to them in an Auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its members, as a body, for our audit work, for this report, or for the opinions we have formed.



Christopher Dougherty (Senior statutory auditor)

for and on behalf of
Lakin Rose Limited

Chartered Accountants
Statutory Auditors

Pioneer House
Vision Park
Histon
Cambridge
CB24 9NL

Date: 25 June 2021

EMMAUS GREENWICH

(A company limited by guarantee)

STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT) FOR THE YEAR ENDED 30 JUNE 2020

	Note	Restricted funds 2020 £	Unrestricted funds 2020 £	Total funds 2020 £	*Total funds 2019 £*
Income from:					
Donations and grants	3	**139,804**	**81,296**	**221,100**	*42,301*
Charitable activities:					
Trading income		**-**	**473,379**	**473,379**	*571,644*
Accommodation receipts		**-**	**300,999**	**300,999**	*266,292*
Investments	4	**-**	**282**	**282**	*345*
Total income		**139,804**	**855,956**	**995,760**	*880,582*
Expenditure on:					
Charitable activities	5	**41,122**	**804,599**	**845,721**	*852,184*
Total expenditure		**41,122**	**804,599**	**845,721**	*852,184*
Net income		**98,682**	**51,357**	**150,039**	*28,398*
Transfers between funds	15	**(90,000)**	**90,000**	**-**	*-*
Net movement in funds		**8,682**	**141,357**	**150,039**	*28,398*
Reconciliation of funds:					
Total funds brought forward		**7,435**	**1,197,629**	**1,205,064**	*1,176,666*
Net movement in funds		**8,682**	**141,357**	**150,039**	*28,398*
Total funds carried forward		**16,117**	**1,338,986**	**1,355,103**	*1,205,064*

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 18 to 33 form part of these financial statements.

EMMAUS GREENWICH
(A company limited by guarantee)
REGISTERED NUMBER: 03422357

BALANCE SHEET
AS AT 30 JUNE 2020

	Note		2020 £		*2019 £*
Fixed assets					
Tangible assets	10		**1,176,341**		*765,747*
			1,176,341		*765,747*
Current assets					
Stocks	11	**1,967**		*3,035*	
Debtors	12	**58,219**		*67,491*	
Cash at bank and in hand		**499,821**		*435,985*	
		560,007		*506,511*	
Creditors: amounts falling due within one year	13	**(127,716)**		*(67,194)*	
Net current assets			**432,291**		*439,317*
Total assets less current liabilities			**1,608,632**		*1,205,064*
Creditors: amounts falling due after more than one year	14		**(253,529)**		-
Total net assets			**1,355,103**		*1,205,064*
Charity funds					
Restricted funds	15		**16,117**		*7,435*
Unrestricted funds	15		**1,338,986**		*1,197,629*
Total funds			**1,355,103**		*1,205,064*

The trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

The financial statements were approved and authorised for issue by the trustees on 23 June 2021 and signed on their behalf by:

G Stevenson

The notes on pages 18 to 33 form part of these financial statements.

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2020

	2020 £	*2019* *£*
Cash flows from operating activities		
Net cash used in operating activities	**250,958**	*104,250*
Cash flows from investing activities		
Purchase of tangible fixed assets	**(451,259)**	*(45,326)*
Net cash used in investing activities	**(451,259)**	**(45,326)**
Cash flows from financing activities		
Cash inflows from new borrowing	**266,000**	-
Repayments of borrowing	**(1,863)**	-
Net cash provided by financing activities	**264,137**	**-**
Change in cash and cash equivalents in the year	**63,836**	**58,924**
Cash and cash equivalents at the beginning of the year	**435,985**	*377,061*
Cash and cash equivalents at the end of the year	**499,821**	*435,985*

The notes on pages 18 to 33 form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2020

1. General information

The charity is a private company limited by guarantee and is incorporated in England and Wales. The address of the registered office is 226 Elmley Street, Plumstead, London, SE18 7NN.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Emmaus Greenwich meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Income

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

Gifts in kind donated for distribution are included at valuation and recognised as income when they are distributed to the projects. Gifts donated for resale are included as income when they are sold. Donated facilities are included at the value to the charity where this can be quantified and a third party is bearing the cost. No amounts are included in the financial statements for services donated by volunteers.

Donated services or facilities are recognised when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use of the charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), the general volunteer time is not recognised and refer to the Trustees' report for more information about their contribution.

On receipt, donated professional services and facilities are recognised on the basis of the value of the gift to the charity which is the amount it would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

Accommodation receipts are recognised for the period in which they are receivable.

2. Accounting policies (continued)

2.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Support costs are those costs incurred directly in support of expenditure on the objects of the charity and include project management carried out by the charity's senior management. Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Charitable activities and Governance costs are costs incurred on the charity's operations, including support costs and costs relating to the governance of the charity apportioned to charitable activities.

Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

2.4 Tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, .

Depreciation is provided on the following bases:

Freehold property	- 2-10% straight line
Motor vehicles	- 25% straight line
Fixtures and fittings	- 20-30% straight line

2.5 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

2.6 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 subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2. Accounting policies (continued)

2.7 Operating leases

Rentals paid under operating leases are charged to the Statement of financial activities on a straight line basis over the lease term.

2.8 Pensions

The charity contributes to personal pension plans of its employees. The pension charge represents the amounts payable by the charity to the plans in respect of the year.

2.9 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

3. Income from donations and legacies

	Restricted funds 2020 £	Unrestricted funds 2020 £	Total funds 2020 £	*Total funds 2019 £*
Donations	-	19,520	**19,520**	*15,983*
Grants	139,804	-	**139,804**	*26,318*
Government grants	-	61,776	**61,776**	*-*
	139,804	81,296	**221,100**	*42,301*
Total 2019	*26,318*	*15,983*	*42,301*	

4. Investment income

	Unrestricted funds 2020 £	Total funds 2020 £	*Total funds 2019 £*
Interest received	282	**282**	*345*
Total 2019	*345*	*345*	

5. Analysis of expenditure on charitable activities

Summary by fund type

	Restricted funds 2020 £	Unrestricted funds 2020 £	Total funds 2020 £	*Total funds 2019 £*
Shops, Community, companion support costs and governance	41,122	804,599	**845,721**	*852,184*
Total 2019	*-*	*852,184*	*852,184*	

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2020

5. Analysis of expenditure on charitable activities (continued)

Summary by expenditure type

	Staff costs 2020 £	Depreciation 2020 £	Other costs 2020 £	Total funds 2020 £	*Total funds 2019 £*
Shops, Community, companion support costs and governance	311,189	40,665	493,867	**845,721**	*852,184*
Total 2019	*299,442*	*37,862*	*514,880*	*852,184*	

6. Analysis of expenditure by activities

	Activities undertaken directly 2020 £	Support costs 2020 £	Total funds 2020 £	*Total funds 2019 £*
Shops, Community, companion support costs and governance	277,597	568,124	**845,721**	*852,184*
Total 2019	*329,923*	*522,261*	*852,184*	

6. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Charitable activities 2020 £	Total funds 2020 £	*Total funds 2019 £*
Weekly allowances	83,511	**83,511**	*85,911*
Food and sundries	23,034	**23,034**	*26,785*
Direct companion expenses	36,749	**36,749**	*32,879*
Counselling	4,950	**4,950**	*7,250*
Rent, rates and water	52,900	**52,900**	*88,209*
Direct shop costs	71,903	**71,903**	*88,889*
Loan interest payable	4,550	**4,550**	-
	277,597	**277,597**	*329,923*
Total 2019	*329,923*	*329,923*	

Analysis of support costs

	Charitable activities 2020 £	Total funds 2020 £	*Total funds 2019 £*
Staff costs	311,189	**311,189**	*299,442*
Depreciation	40,665	**40,665**	*37,862*
Management and administration	46,274	**46,274**	*46,225*
Premises expenses	115,514	**115,514**	*91,837*
Solidarity	30,362	**30,362**	*30,706*
Governance costs	24,120	**24,120**	*16,189*
	568,124	**568,124**	*522,261*
Total 2019	*522,261*	*522,261*	

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2020

7. Auditors' remuneration

The auditors' remuneration amounts to an audit fee of £3,000 *(2019 - £3,000)*, and accounts preparation and taxation services of £2,000 (*2019 - £2,000*).

8. Staff costs

	2020	*2019*
	£	*£*
Wages and salaries	**282,410**	*267,744*
Social security costs	**18,911**	*21,566*
Employer pension contributions	**9,868**	*10,132*
	311,189	*299,442*

The average number of persons employed by the charity during the year was as follows:

	2020	*2019*
	No.	*No.*
Charitable activities and administration	**11**	*9*

No employee received remuneration amounting to more than £60,000 in either year.

9. Trustees' remuneration and expenses

During the year ended 30 June 2020, no trustees received any remuneration or other benefits *(2019 - £NIL)*.

During the year ended 30 June 2020, no trustee expenses have been incurred *(2019 - £NIL)*.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2020

10. Tangible fixed assets

	Freehold property £	Motor vehicles £	Fixtures and fittings £	Total £
Cost or valuation				
At 1 July 2019	**1,089,742**	**54,542**	**97,093**	**1,241,377**
Additions	**450,503**	**-**	**756**	**451,259**
At 30 June 2020	**1,540,245**	**54,542**	**97,849**	**1,692,636**
Depreciation				
At 1 July 2019	**358,122**	**38,042**	**79,466**	**475,630**
Charge for the year	**28,141**	**5,744**	**6,780**	**40,665**
At 30 June 2020	**386,263**	**43,786**	**86,246**	**516,295**
Net book value				
At 30 June 2020	**1,153,982**	**10,756**	**11,603**	**1,176,341**
At 30 June 2019	*731,620*	*16,500*	*17,627*	*765,747*

11. Stocks

	2020 £	*2019 £*
Finished goods and goods for resale	**1,967**	*3,035*

12. Debtors

	2020 £	2019 £
Due within one year		
Trade debtors	**4,077**	*5,196*
Other debtors	**9,034**	*5,275*
Prepayments and accrued income	**33,345**	*35,630*
Tax recoverable	**4,475**	*11,670*
Grants receivable	**7,288**	*9,720*
	58,219	*67,491*

13. Creditors: Amounts falling due within one year

	2020 £	2019 £
Bank loans	**10,608**	-
Trade creditors	**64,815**	*17,424*
Other taxation and social security	**6,065**	*6,526*
Other creditors	**19,200**	*18,017*
Accruals and deferred income	**27,028**	*25,227*
	127,716	*67,194*

The bank loan is secured against one of the charity's freehold properties.

14. Creditors: Amounts falling due after more than one year

	2020 £	2019 £
Bank loans	**253,529**	-

The bank loan is secured against one of the charity's freehold properties.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2020

15. Statement of funds

Statement of funds - current year

	Balance at 1 July 2019 £	Income £	Expenditure £	Transfers in/out £	Balance at 30 June 2020 £
Unrestricted funds					
Designated funds					
Designated Funds	**100,000**	**-**	**-**	**-**	**100,000**
General funds					
General Funds	**1,097,629**	**855,956**	**(804,555)**	**90,000**	**1,239,030**
Unallocated amounts	**-**	**-**	**(44)**	**-**	**(44)**
	1,097,629	**855,956**	**(804,599)**	**90,000**	**1,238,986**
Total Unrestricted funds	**1,197,629**	**855,956**	**(804,599)**	**90,000**	**1,338,986**
Restricted funds					
Barbon "Sofa Carry" Event	**4,931**	**-**	**-**	**-**	**4,931**
Emmaus UK Companion Training Fund	**2,504**	**4,154**	**(1,942)**	**-**	**4,716**
Residential Property Fund	**-**	**90,000**	**-**	**(90,000)**	**-**
Building Redevelopment Fund	**-**	**23,029**	**(23,029)**	**-**	**-**
Social Investment Business Fund	**-**	**4,325**	**(4,325)**	**-**	**-**
eBay Charity Connect Fund	**-**	**5,689**	**-**	**-**	**5,689**
Other Restricted Funds	**-**	**12,607**	**(11,826)**	**-**	**781**
	7,435	**139,804**	**(41,122)**	**(90,000)**	**16,117**
Total of funds	**1,205,064**	**995,760**	**(845,721)**	**-**	**1,355,103**

15. Statement of funds (continued)

Designated Funds

The Designated Funds represent contingency funds to cover major repairs to the Community premises and Community expansion (that are not covered by grants).

Restricted Funds

The Restricted Fund represents the following grants and donations:

Barbon "Sofa Carry" Event - £4,931 brought forward represents a fund which is to be used towards the costs of new vehicles for the community. There was no expenditure from this fund in the year. The balance carried forward is £4,931.

Emmaus UK Companion Training Fund - Donations towards companion training costs. Brought forward balance of £2,504, donations received in the year of £4,154, £1,942 was expended in the year and balance carried forward £4,716.

Residential Property Fund - Grants received of £90,000 towards the costs of a new residential property for companions. The property was purchased in the year and the funds have been transferred out of restricted funds.

Building Redevelopment Fund - Grants of £23,029 towards the costs of redeveloping the community's buildings, all expended in the year, carried forward £nil.

Social investment business fund - Donations received of £4,325 towards the expansion of the charity's social investment business activities, all expended in the year, carried forward £nil.

eBay Charity Connect Fund - Represents a grant from eBay from a fund setup to help charity's involved with online retail.

Other restricted funds - represent donations towards supporting the community including for IT equipment and support, and safety equipment. Balance of £781 has been carried forward.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2020

15. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 July 2018 £	*Income* £	*Expenditure* £	*Balance at 30 June 2019* £
Unrestricted funds				
Designated funds				
Designated Funds	*100,000*	-	-	*100,000*
General funds				
General Funds	*1,071,735*	*854,264*	*(828,370)*	*1,097,629*
Total Unrestricted funds	1,171,735	854,264	(828,370)	*1,197,629*
Restricted funds				
Restricted funds	*4,931*	*26,318*	*(23,814)*	*7,435*
Total of funds	*1,176,666*	*880,582*	*(852,184)*	*1,205,064*

15. Statement of funds (continued)

Designated Funds

The Designated Funds represent contingency funds to cover major repairs to the Community premises and Community expansion plans (that are not covered by grants).

Restricted Funds

The Restricted Fund represents the following grants and donations:

Barbon "Sofa Carry" Event - £4,931 brought forward represents a fund which is to be used towards the costs of new vehicles for the community. There was no expenditure from this fund in the year. The balance carried forward is £4,931.

Emmaus UK Companion Training - Donations of £4,821 received in the year towards companion training costs, £2,317 was expended in the year. Carried forward £2,504

Social investment business fund - Donations received of £1,575 towards the expansion of the charity's social investment business activities, all expended in the year, carried forward £nil.

Building redevelopment fund - Grants of £9,720 towards the costs of redeveloping the community's buildings, all expended in the year, carried forward £nil.

Other restricted funds - represent donations towards the costs of new IT equipment, IT support and food for the community. All expended in the year, carried forward £nil.

16. Summary of funds

Summary of funds - current year

	Balance at 1 July 2019 £	Income £	Expenditure £	Transfers in/out £	Balance at 30 June 2020 £
Designated funds	**100,000**	**-**	**-**	**-**	**100,000**
General funds	**1,097,629**	**855,956**	**(804,599)**	**90,000**	**1,238,986**
Restricted funds	**7,435**	**139,804**	**(41,122)**	**(90,000)**	**16,117**
	1,205,064	**995,760**	**(845,721)**	**-**	**1,355,103**

16. Summary of funds (continued)

Summary of funds - prior year

	Balance at 1 July 2018 £	*Income* £	*Expenditure* £	*Balance at 30 June 2019* £
Designated funds	*100,000*	-	-	*100,000*
General funds	*1,071,735*	*854,264*	*(828,370)*	*1,097,629*
Restricted funds	*4,931*	*26,318*	*(23,814)*	*7,435*
	1,176,666	*880,582*	*(852,184)*	*1,205,064*

17. Analysis of net assets between funds

Analysis of net assets between funds - current period

	Restricted funds 2020 £	**Unrestricted funds 2020 £**	**Total funds 2020 £**
Tangible fixed assets	-	1,176,341	**1,176,341**
Current assets	16,117	543,890	**560,007**
Creditors due within one year	-	(127,716)	**(127,716)**
Creditors due in more than one year	-	(253,529)	**(253,529)**
Total	16,117	1,338,986	**1,355,103**

Analysis of net assets between funds - prior period

	Restricted funds 2019 £	*Unrestricted funds 2019* £	*Total funds 2019* £
Tangible fixed assets	-	765,747	*765,747*
Current assets	7,435	499,076	*506,511*
Creditors due within one year	-	(67,194)	*(67,194)*
Total	7,435	1,197,629	*1,205,064*

18. Reconciliation of net movement in funds to net cash flow from operating activities

	2020 £	*2019 £*
Net income for the period (as per Statement of Financial Activities)	**150,039**	*28,398*
Adjustments for:		
Depreciation charges	**40,665**	*37,862*
Decrease/(increase) in stocks	**1,068**	*(1,622)*
Decrease in debtors	**9,285**	*32,161*
Increase in creditors	**49,914**	*7,451*
Net cash provided by operating activities	**250,971**	*104,250*

19. Analysis of cash and cash equivalents

	2020 £	*2019 £*
Cash in hand	**499,821**	*435,985*
Total cash and cash equivalents	**499,821**	*435,985*

20. Analysis of changes in net debt

	At 1 July 2019 £	Cash flows £	At 30 June 2020 £
Cash at bank and in hand	**435,985**	**63,836**	**499,821**
Debt due within 1 year	**-**	**(10,608)**	**(10,608)**
Debt due after 1 year	**-**	**(253,529)**	**(253,529)**
	435,985	**(200,301)**	**235,684**

21. Pension commitments

The charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. The pension cost charge represents contributions payable by the group to the fund and amounted to £9,868 *(2019 - £10,132)*. Contributions of £1,214 *(2019 - £136)* were payable to the fund at the balance sheet date and are included in creditors.

22. Operating lease commitments

At 30 June 2020 the charity had commitments to make future minimum lease payments under non-cancellable operating leases as follows:

	2020	*2019*
	£	*£*
Not later than 1 year	**28,700**	*28,700*

23. Post balance sheet events

On 30 September 2020 the charity agreed an asset transfer agreement with Coombe Trust Fund which resulted in the transfer of certain assets and liabilities from Coombe Trust Fund to Emmaus Greenwich.