Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

Registered number: 03422363
Charity number: 1064473

EMMAUS CAMBRIDGE

(A Company Limited by Guarantee)

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 OCTOBER 2025

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EMMAUS CAMBRIDGE
(A Company Limited by Guarantee)

CONTENTS

	Page
Reference and Administrative Details of the Charity, its Trustees and Advisers	1
Trustees' Report	2 - 17
Independent Auditors' Report on the Financial Statements	18 - 22
Consolidated Statement of Financial Activities	23
Consolidated Balance Sheet	24
Charity Balance Sheet	25
Consolidated Statement of Cash Flows	26
Notes to the Financial Statements	27 - 42

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EMMAUS CAMBRIDGE

(A Company Limited by Guarantee)

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 OCTOBER 2025

Trustees

Dr C A Cornish, Acting Chair from 13 February 2025 until 24 June 2025
Ms A Davis, until 20 February 2025
Mr J Dawson
Mr W Erby, until 20 November 2024
Ms A Gunn, appointed 13 November 2025
Mr J Humpston, Chair until 13 February 2025, stepped down as Trustee 23 October 2025
Ms L E Matheson, Treasurer until 24 June 2025, appointed Chair from 24 June 2025
Ms J May
Mr J W Murphy
Ms C Nicol, until 13 February 2025
Mr J Pollington, co-opted 27 May 2025 and appointed as Treasurer from 24 June 2025
Ms H M Renfrew-Knight

Company registered number

03422363

Charity registered number

1064473

Registered office

Green End, Landbeach, Cambridge, Cambridgeshire, CB25 9FD

Chief executive officer

Ms D M Talbot

Independent auditors

PEM Audit Limited, Salisbury House, Station Road, Cambridge, CB1 2LA

Bankers

CAF Bank Limited, Kings Hill, West Malling, Kent, ME19 4JQ

Cambridge Building Society, PO Box 232, 51 Newmarket Road, Cambridge, CB5 8FF

Triodos Bank NV, Deanery Road, Bristol, BS1 5AS

Unity Trust Bank plc, Four Brindley Place, Birmingham, B1 2JB

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

EMMAUS CAMBRIDGE
(A Company Limited by Guarantee)

TRUSTEES' REPORT
FOR THE YEAR ENDED 31 OCTOBER 2025

The Trustees present their annual report together with the audited financial statements of the charity for the year 1 November 2024 to 31 October 2025. The Trustees confirm that the Annual Report and financial statements of the company comply with the current statutory requirements, the requirements of the company'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 (FRS 102) (effective 1 January 2019).

Since the charity qualifies as small under section 383, the strategic report required of medium and large companies under The Companies Act 2006 (Strategic Report and Director's Report) Regulations 2013 is not required.

Constitution

The charity is constituted under a Memorandum of Association dated 20 August 1997 and is a registered charity number 1064473. The Memorandum of Association was amended on 28 August 2021.

Our Vision

A world in which everyone has a home and a sense of belonging.

Our Mission

To work together to overcome homelessness and social exclusion while using our voice to achieve social change.

Our Values

Respect - For our environment, for others, and ourselves
Openness - To ideas challenges and other points of view
Solidarity - Helping those in greatest need and opposing injustice
Welcoming - Friendly, approachable and inclusive
Sharing - Of resources, skills, challenges and successes

Our Strategic Priorities

Set with the involvement and support of our companions in March 2024 for launch in November 2024 and running through to October 2029.

Safe, secure accommodation

- Supporting companions to make their room homely.
- Encouraging companions to review their communal spaces and make suggestions as to improvements.
- Ensuring that facilities are maintained to a good standard and in line with regulations.

What we have achieved

- We continue to gift items donated through the social enterprise to companions on their arrival. This can be swapped as needs change and we offer the opportunity for these items to be taken with them if they secure accommodation outside of Emmaus Cambridge. Support staff also help those who require additional life skills support to maintain and manage their accommodation.
- We have a working group to develop an onsite gym facility. We have located a site and hope to bring this to fruition in 2025/2026.

- We have commissioned various specialist services throughout this year to ensure that our buildings meet appropriate standards and we have worked with trustees to ensure any works identified are either funded or planned in this or the future year determined through priority order. Monitoring of this has been supported by the introduction of RiskProof, a system which helps to measure compliance and also provide a registry of necessary documentation. We also requested a review of our buildings to ensure that our insurance was of the correct level following the investments in our site.

Scheduled 1:1 time with support staff

- Investing in our support team to decrease our companion-to-support worker ratio from approximately 15:1 to 11:1.
- Ensuring that our support colleagues have the necessary training and development opportunities to be effective in their work.
- Enabling support colleagues to meet with other support workers within Emmaus UK and beyond to access a robust and broad peer support group.

What we have achieved

- We employed a fourth support worker to enhance our companion focus. This had twofold benefits in that it reduced the number of companions being supported by a single support worker, as well as providing capacity for the support manager to implement the new Companion Relationship Management System, Inform. This was an important aspect which allows us to ensure that data is safe but also our impact can be seen in respect of companion development.
- With the professional and welcome support of Emmaus UK, access to training has improved with revised face to face sessions and a clear matrix of role dependent online courses. This is ongoing and an activity which will take some time to reach the necessary standard, however with regular monitoring and the support of staff we are confident we are making good progress.
- Our Support Manager attends a peer group and Emmaus UK have provided extensive opportunities to bring teams together. Whether reviewing the impact of the Supported Housing Act, being involved in the brand project or introducing the Emmaus Quality Standards, various communication channels have been available for support staff.

Unplanned 1:1 time with support staff

- Ensuring that support colleagues have flexibility in their diaries to be able to respond outside of planned activities.
- Recognising that successful support is built on trust and that people engage in different ways, therefore welcoming support in practical, physical and creative approaches and not solely in 1:1 seated meetings.

What we have achieved

- The appointment of a fourth support worker was key to the achievement of this. With increasingly complex needs witnessed among those we support - whether in the support function or the social enterprise, which is a core element of routine and work experience - it was vital that this investment was made.
- We trialled a creative writer, five-a-side chess, brought in a trainee counsellor and several corporate volunteers to help provide variety and interest. This has allowed us to see some people engage in a way not witnessed before and we hope to schedule more of this type of activity in the next financial year.

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

Solidarity

- Championing the ethos of helping others in a worse position than ourselves.
- Supporting companions to select beneficiaries for support through their companion solidarity committee.
- Showcasing the impact of solidarity in our shop and through our social media platforms.
- Encouraging companions to devise other forms of solidarity – an extensive list was recorded by companions at our strategy day.

What we have achieved

- Due to the personal experiences of some of our companions, it takes some longer to understand this concept in a world where lives have been difficult. We have, however, seen some wonderful peer support during the year and compassion shown. This generosity is visible daily with certain companions building relationships with and sending goods to other countries such as Africa and Serbia. More recently, many companions have been involved with preparing and sending the container to Satu Mare, a Romanian community trying to manage with less income, less financial support and fewer donated goods.
- During the year a companion-led community, with the support of trustees, has gifted £2,875 to different charities. The charities chosen aligned with our articles and the chosen charities were determined through a monthly companion vote. On some occasions several charities benefit from a proportion of the sum rather than the full £250, at the request of companions.
- We recognised that we are still not sharing news of our solidarity projects as widely as we could or should. This is an area for improvement in 2025-26.
- Whilst companions have been forthcoming around potential opportunities for giving, we have not made as much progress with other forms of solidarity. This is largely because companions have contributed to many internal projects led by Emmaus UK. It is recognised that whilst this doesn't align perfectly with our strategic priorities this is an important area for future generations of companions. The insights and the feedback they provide could be one of the most powerful forms of solidarity.

Food choices

- Food is emotive for many companions and there is greater importance in continuing to offer choice and quality.
- Involving companions in menu planning.
- Working together to provide wholesome and nutritious meals to aid good health.

What we have achieved

- The social enterprise continues to supplement the funding received from South Cambridge District Council towards food costs for companions meals. This provides extensive choice whilst also allowing companions who wish to cook for the community the opportunity to devise meals which they feel confident and comfortable to cook.
- As highlighted above, involvement of companions in meal preparation is a key life skill. Whilst we support the willingness and desire for companions to cook for large numbers, we do understand that a more practical 1:1 approach is needed from a general life skill perspective. As such there are plans in place to develop this further in the next financial year (2025-26).
- We have seen several companions take greater interest in nutrition and healthier meals within the past year. We have more work to do in this area, but it has demonstrated the desire and interest is present.

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

Objectives and Activities

In setting objectives and planning for activities, the Trustees have given due consideration to guidance published by the Charity Commission relating to public benefit, and to its supplementary public benefit guidance. The objects of the charity are the alleviation of homelessness and relief of poverty, hardship and the distress they cause to those in need.

We will achieve this by developing our departments as follows:

Support

- Championing the Emmaus UK (EUK) Support Toolkit.
- Improving our systems and embracing digital technology.
- Developing learning and development options for companions.
- Formalise a move-on plan for companions, which could include retirement.
- Launch a volunteer scheme to attract minority groups.
- Share our learning.
- Invest in our people, by supporting their learning and development.

What we have achieved

- The toolkit has been launched with all companions at Emmaus Cambridge. Work is underway to utilise all aspects of this and we are working with Emmaus UK to support with system developments as a large majority of communities in the federation have moved on to this platform. With so many users, we are now working together to improve the operation and also enhance the quality of reporting.
- Learning and development is an important area and we are delighted to have secured funding towards a part time post in this financial year. The post will be developed and advertised in 2025-26 with the hope to also secure funding to cover years two and three.
- Emmaus UK are developing a move-on toolkit and as a community with 28 companions between the ages of 45 and 64 and one over 64 (as of 31 December 2025), we recognise retirement is a vital aspect of move on. We have seen one person move to retirement accommodation in this financial year with two further individuals moving just after. In respect of working age move on, we have seen four people move on successfully in this same period. Two have secured work, whilst two have other arrangements in place with the appropriate services. Two have transferred to another Emmaus community, four departed for personal reasons and 11 were asked to leave further to a breach of their licence agreement. Very sadly one companion passed away whilst under the care of Addenbrooke's Hospital following illness.
- We have not been able to develop the volunteer strategy but, we have used this time to determine what is working in other organisations including Emmaus communities. We plan to roll this position out in the next financial year (2025-26).
- We share our learning by giving talks and presentations to our community; examples being the Fowlmere Friendship Group and the Rotary Club of Cambridge Rutherford. We participate in the Cambridge Co-Production Group, Unlocking Wellbeing and also the Cambridge Charter for Homelessness. We are building relationships with our partners to help advocate for those we support with the involvement of our companions where desired, and we are contributing at a national level via Emmaus UK. This includes consultation around our brand, the supported housing act and companion development. We hope to see this develop further as part of our strategy. We also welcomed companions from other communities to experience Emmaus Cambridge, either as a break from their own community, or as an opportunity to see how Emmaus Cambridge operates differently from their own community, so that they can use their learning to benefit others. We welcomed people from Emmaus Merseyside, Emmaus Dover and Emmaus Colchester during the year.

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

- We are actively investing in our colleagues. This starts with protecting and assigning time for learning. With an improved offer from Emmaus UK, this has been a combination of face-to-face and online, and complimented by pro-bono training for three of our senior staff offered by local providers Lime Tree Training.

Social Enterprise

- Develop systems to provide greater business insights.
- Embrace digital platforms.
- Better understand our customers' needs.
- Analyse our competition.
- Develop our retail spaces.
- Analyse activities.
- Explore new initiatives.

Specifically in the area of surplus:

- Maximising what we reuse by either reducing, recycling or reusing.
- Measure and analyse what we save from landfill.
- Measure and analyse what we send to landfill.

What we have achieved

- During this year a more robust KPI has been launched to understand the Coffee Shop sales allowing the knowledge in this area to replicate that available in the retail area. We have installed Kudos Head Office and are in the throes of planning the rollout of the benefits of this in the next financial year (2025-26).
- This is largely covered by the point above.
- We have once again run a customer survey. This was provided by our corporate charity of the year partners, The Cambridge. This provides excellent insights into the perception of Emmaus Cambridge, whilst also providing assurances around what we are doing well and what could be improved. The suggestions have subsequently developed into an action plan which is being worked through. From the survey, 30% of those asked visit Emmaus Cambridge weekly and 84% told us that our pricing was just right, a 16% increase since 2024.
- Beyond anecdotal observation we have yet to formally explore competition, however we do visit other Emmaus communities as a benchmark and take an interest in charity shops in our local area.
- Our in-house maintenance team have developed our retail spaces by adding another facility, Selwyn's Shack. We hope that, when able, we will provide this as an additional drinks and snacks area to complement the offer provided at our popular Joan's Coffee Shop. They have also improved access and visibility in our main shop by removing partitions to some smaller sections making for an improved flow and better shopping experience for customers. Towards the end of this year, news was shared of a local artist who has donated new goods to Emmaus Cambridge for sale and in response to this, the largest entrance to the shop was transformed to show these pieces.
- We were forced due to shortages of companions and staff during the year to pause market stalls and house clearances. This was disappointing as we know both were appreciated by people in Cambridgeshire. Whilst the market stalls are not planned to return in 2024-25, the house clearances are.
- Several new initiatives have been considered in 2024/25, one was discussed and chosen not to be taken forward by Trustees, however we have at least one more project in development for 2025-26.

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

What have we achieved in respect of managing surplus

- We have made less progress than desired in the year, largely due to low staffing capacity at points. The whole community, however, continues to minimise waste to the greatest extent possible and maximise reuse. We found where we had surplus books, Bric-a-Brac and textiles, we were able to work with Emmaus Suffolk, Emmaus Norfolk and Waveney and Emmaus Hertfordshire to help increase their stocks levels.

Solidarity

- Continue our relationship with partners such as Cambridge Aid.
- Forge new partnerships.
- Champion our companion solidarity committee.
- Explore new companion owned solidarity opportunities.
- Shout about our work and achievements.

What we have achieved

- Cambridge Aid and Emmaus Cambridge's relationship has continued, however we have recognised that scheduled appointments have not been attended, causing Emmaus Cambridge to review this. Over the period 1 May to 31 July 2025 we offered 26 appointments, of which 15 were attended (58%). As with the people we support, we have found that the complex lives of those referred to us have prevented them from visiting, either because they have had other appointments arise or, they have forgotten the appointment is booked. Where capacity allows at Cambridge Aid, or other services, if a person assists the person referred with their visit there has been greater success and we have shared this with our partners. We are discussing actions which could be put in place to ensure that we can support those who need it and ensure our level of giving returns to previous levels witnessed.
- We're keen to develop further relationships with other groups and conversations are underway to broaden our network.
- We remain proud to support the work of our companion solidarity committee and companion owned solidarity. The details of this support can be found in greater detail on page 4.
- As again highlighted on page 9,
  - We should be celebrating the incredible work that is made possible by the generosity of our donors more boldly. The volume of high-quality goods provided means that we are in a strong position to be the vehicle by which our donor can help those less fortunate than ourselves. We also regularly support several disadvantaged individuals and groups through providing volunteering experience. This helps to position us in our local community but also connects us with those around us. Bringing people together to learn new skills and spend time enjoying a meal in our dining room remains core to our values. We currently support one person without recourse to public funding. Where possible we help individuals to achieve settlement status and subsequently secure paid work to contribute to wider society and enhance their own life.
  - A Solidarity Day took place on 14 June 2025 raising £3,433. (Solidarity Day took place on 29 June 2024, raising £3,783 for Emmaus International). A solidarity day sees takings from the day donated to support activities in the wider international movement.
  - One area which has been showcased however is the container of goods gifted to Romania. In August 2025 goods with a sale value of approximately £14,500 were collected and then sent on the 1,342-mile journey to support the work of Satu Mare in Romania. This was a herculean effort by companions and staff at Emmaus Cambridge, who were assisted by Marian and Pal who visited as guests from the community for the pack up. More details can be found on our website. This initiative resulted in the John Thompson Solidarity Award for International Solidarity at the Emmaus UK

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

National Assembly. The Assembly was attended by two companions, four staff and one trustee. We were delighted one companion was recognised for his valuable contribution to Emmaus Cambridge through his support of solidarity and his love of books and media. A volunteer was also recognised for his unwavering support throughout the year.

Subscriptions

Subscriptions are provided by Emmaus Cambridge, as detailed below, to continue the valuable national and international work undertaken by the Federation. These are separate to the donations made through solidarity sales and container projects.

- Emmaus International received 1.5% of trading income: £19,101 2024-25 (£16,654 2023-24).
- Emmaus Europe received a standard contribution of: £2,860 2024-25 (£2,786 2023-24).
- Emmaus UK received 0.5% of trading income and a fixed levy of £500, totalling: £6,402 2024-25 (£5,530 - 2023-24).

Achievements and Impact

Community

During the year, Emmaus Cambridge provided 18,250 beds and, whilst occupancy fluctuated,14,848 were filled. This resulted in an average occupancy rate of 84%, crucially preventing people from being on the streets or in unsafe or unstable housing on the equivalent number of nights. (18,300 bed spaces,16,458 filled, 90% 2023-24).

We supported between 38 and 46 companions each month and were able to seek housing benefit from South Cambridgeshire District Council to support all but one of these individuals. The final individual was solely funded by the work of Emmaus Cambridge, as they have no recourse to public funds. (43 to 48 2023-24).

March saw the highest number of companions join whilst January, May and October saw no new arrivals.

Conversely no companions moved on in April but four departed in December, with others leaving across the year bringing the total to 23.

The complexity of those referred into our services is increasing. We are also finding that the needs of those with us are more evident as we utilise Inform and the toolkits now available. As an overview, 52% of our companions have presented with high support needs, 45% with medium and 3% with low support needs. This number is fluid as people come and go; however, this demonstrates the typical pattern.

In reviewing the needs of our companions, we have found that some individuals have as many as seven support needs. Alongside being homeless or at risk of homelessness, these can include substance misuse, self-harm, physical health and mental health. For those needing more specialist support, we have retained our relationship with Change, Grow, Live (CGL).

We have welcomed the pro-bono support of a bio dynamics therapist, a podiatrist and a volunteer counsellor in this period alongside a poet laureate who ran a creative writing course. Each opportunity attracts the interest of small number of companions and we appreciate this contribution.

We are yet to schedule in-house training due to other priorities and opportunities which have been presented to companions. We are, however, delighted that the fishing qualification has continued and we have also seen a group of companions and staff complete a portable appliance test course. This again provides a qualification which they can take with them.

A fishing competition was organised for companions over the August bank holiday weekend and as in previous

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

years we have supported the renewal of licences. A small number of companions have pets and we are pleased, alongside the guidance and assistance we offer, we have been supported by StreetVet and The Dogs Trust.

Our referrals come from a variety of sources including South Cambridgeshire District Council, the Institute of Offenders' Management and some from other Emmaus Communities. Each referral is based on the understanding that we have to assess if we are the best environment for the individual. We must also determine the potential companions appetite to contributing to our community by respecting the routine and gaining work experience from within the many departments of our social enterprise and site.

Social Enterprise

ReBoot – configured machines for sale with a combined value of £29,022.

eBay – had some excellent sales in this financial year with the highest income being from the sale of silver coins (£6,300) and we also had a walk-in bath which fetched £400.

In our main shop, furniture was the top seller in terms of value, with clothing and bric-a-brac placed second and third. Seasonal activities also proved popular. These included our pop-up Christmas shop and our camping sale, both well supported by our community and outperforming our expectations.

Coffee shop – the team of paid staff and companions reported their highest single day of sales which was £1,507 (16 February 2025). During the year, the team refined the menu continuing to focus on quality and providing extra variety with seasonal specials which has been well received. The coffee shop remains a popular destination and achieved great success throughout the year in both customer support and income.

House Clearances – whilst this service was paused in the year, we were committed to 6 which we had committed to in the first half of the year. Meaning 66% of 9 house viewings quotes proceeded to clearance.

Our small fleet of vehicles managed 1,277 deliveries and 1,740 collections in the year. (1,517 deliveries and 1,942 collections 2023-24).

Customer donations at the social enterprise remain staggering, with daily levels fluctuating between the lowest of 56 to the highest of 181. This volume of high-quality goods is essential to the social enterprise and enables the continued support of people across the community. With the exception of a small number of new goods such as honey, which comes from our own bees, or items for sale in our coffee shop, all other items sold are donated.

We built a brilliant relationship throughout the year with Green and Purple, AVEVA and Emmaus UK who have chosen Emmaus Cambridge as a recipient for their recycled IT equipment. These devices have been refurbished and, dependent on the arrangement, either sold, gifted through solidarity or used here at the community. Other companies and organisations such as MathWorks and McKinsey & Company have had donation days or gifted the charity items from buildings or activities, with further organisations planning support in this way in the new financial year.

Solidarity gifts through our social enterprise

Through our partnerships, we supported 54 individuals or families (95 in 2023-24) to benefit from solidarity gifts. The gifts ranged from sofas, dining tables and homewares to laptops, linens and clothing.

We also supported 19 organisations throughout the year (21 in 2023-24) with similar arrangements designed to help people access often the most basic of items.

The contribution we received from other organisations to facilitate this was £6,799 (£8,438, 2023-24) and the goods which we gifted are valued at £30,315 (£44,676, 2023-24)

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

As in prior years, up to three students from the Castle School join us once a week with their teaching assistants to help with tasks in our gardens and retail areas. We also welcome representatives from Red Balloon. Alongside providing practical opportunities, they enjoy lunch and refreshments in our shared dining room and the company of staff, volunteers and companions.

Companions and staff once again got involved in the Perse School sleepout, answering questions candidly around the causes and challenges of being homeless.

We remain engaged with Jimmy's and Wintercomfort whilst also donating to support It Takes a City and other charities who are working in the same field as ourselves.

We work with the Institute of Offenders' Management, providing clothing and homewares on an ad hoc basis and are proud to have forged a good connection to enhance our relationship further with the local constabulary.

In addition to this, the charity also offers smaller occasional donations, or discounts, such as free delivery to support people living in deprivation or complex circumstances.

Environmental

Building on the project supported by Emmaus UK we received a generous donation of £12,500 to continue the new window project in the companion house, these will be installed in the next financial year.

Although we incur a fee, we continue to work with a local company to take faulty electrical goods. We also have a good relationship with Milton Household Recycling Centre in respect of unsaleable or faulty white goods, ensuring that we are responsible and compliant in the safe disposal of such items.

We also work closely with a company to recycle books which have not sold on the shop floor, that we have multiple copies of, or the quality is not sufficient for sale.

For several years, we have accepted several tonnes of clothing from OSB events following the Cambridge Half Marathon which took place in March 2025 this year – these items were either sold in our shop, distributed or recycled.

We have continued to repurpose materials, using them elsewhere or transforming them into bird boxes or storage boxes. This year where household goods such as good quality tables have arrived needing some attention one of our companions has helped to sand and wax in readiness for resale. Unsurprisingly these products have been snapped up!

We pride ourselves on reuse and recycle and work hard to ensure less is sent to landfill. We have not developed measurements or targets around this but remain keen to. One area that is new in this financial year, however, is the requirement to recycle food waste. We have achieved this both in our companion house kitchen and our coffee shop kitchen.

At the end of the year, we invested in having our solar panels cleaned to optimise our income, helping to keep our electricity costs as low as possible, with any extra provided back to the grid.

As we are not on mains sewerage, we continue to use environmentally friendly cleaning products which also ensures higher waste water quality and work only with a renewable energy provider for our electricity.

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

Staff, Volunteers and Trustees

Staff

The staff have encountered significant change in this period due to new systems, regulations and a new strategy. Pleasingly they have been in support of the changes and continue to work hard to support our companions and wider communities.

With rising costs for food, fuel and petrol, pressure was already high on our expenditure, however, the increase and changes in national insurance resulted in an unexpected cost of more than £16,500. Savings had to be made elsewhere in the budget as this was not known at the time of its drafting.

Volunteers

For clarity, volunteers are people who form an extension to our companions. Our small group of excellent individual volunteers came in on between 14 and 19 occasions each month (202 in the year), donating 159 and 340 hours each month (total hours across the year 3,111)

Corporate Volunteers

Returned or attended for the first time in great numbers in this year. We welcomed colleagues from The Cambridge, Bay-Ware, Bidwells, Wilmott Dixon, Stobbs and several more. The enthusiasm and lift they give to the community is greatly appreciated.

Trustees

The Board decreased to seven in the last financial year, there was one new appointment in the year, four resignations and one person co-opted following year end. The Board reallocated some responsibilities and tasks as the Chair, due to personal circumstances, had to step down before leaving prior to year end. A recruitment programme has commenced to address the vacancies which will be left by the longer serving trustees and also in order to meet the emerging needs of Emmaus Cambridge. The Board meet quarterly with two additional meetings being organised in this year in response to the changing landscape of the sector. The committees, of which there are three, being Community and Solidarity, Business and Resources, meet bi-monthly or quarterly.

Public Relations activity

As part of our strategy to grow awareness of our work we invested in communications during 2024-25 and increased our Regional Communications service to one full day from the previous half day arrangement in July 2024. This service is provided by Emmaus UK and heavily subsidised. Emmaus Cambridge cover the additional cost. Key achievements include:

- 214,027 (150,146 2023-24) visitors to our website. Of these, 2,916 (2,707 2023-24) were via social media.
- Facebook posts reached 688,329 (324,380 2023-24), a 112% increase on the previous year.
- 95,456 (46,877 2023-24) reached on Instagram, a 103% increase on the prior year on this popular platform. New followers during this period on Instagram were 433 (679 2023-24).
- 49 (71 2023-24) pieces of press coverage with a total reach of 14,009,657 (19,826,232 2023-24) – a decrease in more traditional methods as we witnessed improvement on social media platforms.

Some successful stories and posts throughout the year include:

- We hosted our very own Santa's Grotto in our Landbeach shop in December 2024, giving every child who visited an unforgettable meeting with Santa and a free gift, while parents and carers had a memorable photo opportunity.

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

- Our community was humbled by the support we received over Christmas from generous supporters who made our festive season incredibly special. Donations included £1,152 from The Cambridge Building Society, £1,017 from the Burwell Charity Bar Crawl and £290 from the local Brewery Tap pub.
- Fenland Poet Laureate, Hannah Teasdale was "left speechless" by the powerful writing produced at her creative writing workshops given to our companions. Hannah was very impressed with the material produced.
- Our Chief Executive Officer, Donna Talbot, expressed concern over Government figures released in February 2025 which showed an increase in rough sleeping in Cambridgeshire in 2024 – a rise of 21% from 2023.
- We were delighted to be one of the many charities and community projects to have benefited from a proportion of £117,401 in funding from The Cambridge Building Society through their Community Partnerships scheme. We received a £5,000 donation, as well as receiving numerous volunteering hours from team members.
- We launched a new menu in Joan's Coffee Shop, including some tasty new additions suggested by our customers.
- We say a massive thank you to over 70 Year 9 pupils from The Perse School in Cambridge who took part in a sponsored sleepout, raising over £4,200 to support our vital work.
- Our Chief Executive Officer, Donna Talbot, was delighted to host a community forum of charity representatives from across Cambridgeshire on behalf of the Bank of England in our community.
- Emmaus Cambridge sent its first consignment of candles to help support people in war-torn Ukraine. It was all part of a UK-wide scheme supported by local contributor Granta Probus Club in Cambridge. Emmaus Cambridge sent numerous boxes of candles to help the charity's efforts.
- Our Landbeach Shop was shortlisted for the UK's Favourite Charity Shop Awards 2025. Our charity was among six nominees for the East of England region and was the only Cambridgeshire charity shop to be nominated.

Feedback, complaints and compliments

In respect of the Emmaus Cambridge community. We recorded 29 complaints from members of the public. Fifteen were closed with no further action, seven were completed and seven remain in progress as they contribute to projects that Emmaus Cambridge plans to undertake or work which will be addressed in 2025-26. These have been carried forward in the record. In October 2025 Emmaus Cambridge adopted a new complaints and feedback policy which will be helpful in recognising the difference between feedback and a complaint. This will be detailed in the trustee report for the next financial year.

Compliments are more often given verbally however we have captured those we have been made aware of and also those provided in writing. We received nine in total and these were from across the community. These were shared with either the full community in a morning meeting or more specific groups where appropriate.

Programme related investments

As per previous reports, in addition to its paid staff, Emmaus Cambridge's greatest investment is its 7-acre site and buildings. The community, located off the A10 at Landbeach, comprises shared accommodation, offering ensuite rooms, and modular homes for companions. Access to communal dining, laundry, television, pool room and IT areas and gardens is also provided. There are four self-contained flats which currently accommodate two staff members who reside on site providing overnight support for companions. One flat is currently being used for companion support and the other is vacant. Plans are being developed around the future use of underutilised spaces at Emmaus Cambridge in response to the Supported Housing Act and anticipated future requirements.

The residential area is complemented by a series of further buildings which are used for warehousing, donation receipt, retail and catering premises, and offices to oversee the operation.

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

A review of the site was undertaken in 2024-25 with new building plans and site maps created and subsequently the insurers were invited on site to ensure that the insurance cover in place was appropriate.

Building works/maintenance

Emmaus Cambridge budgets for two paid maintenance staff, however, one vacancy was carried towards the end of the financial year. The maintenance team work with a select number of companions who are keen to develop in this area. The team diligently maintain the entire site. As we accommodate vulnerable adults, our supported housing facilities understandably experience more repair and renewal then found in other types of social housing. Having a team on site to deal with any arising issues is key and there is a programme of ongoing maintenance to ensure that we complete works in an efficient and effective manner.

In anticipation of the changes to legislation and with guidance from South Cambridgeshire District Council we have embarked on electrical installation condition reports and a fire risk assessment. The works which have resulted from this has been made into an action plan with some works already completed and some scheduled in the next financial year. This will be followed by other surveys and the commissioning of specialist services again in readiness for changes.

Works in the social enterprise have included replacement roofing, new bumper flower beds to protect the building, a new upcycling area with the aim to attract a community group to oversee this and development of the communal gardens, including a new hand built entrance way with wooden shingle roof.

Financial Review

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.

General overview

The trustees have carried out their annual review of their reserves policy in the year. As part of this process, they have considered both the financial impact of risks facing the charity as well as reserves required for future planned capital projects, commitments and contingent events.

Designated Funds	Note	Amount
Cessation of operations	1	£240,000
Cessation of charity	2	£100,000
Capital projects	3	£30,000

1. The Trustees have agreed that the charity should hold 3 months operating expenses in reserve, and in particular ring fence sufficient funds to meet creditors and obligations to companions and staff should we be forced to cease operations.
2. This allows for £35,000 creditors (which includes companions) and staff salaries of £65,000 for one month.
3. We have planned further capital projects as listed above, and we have allocated £30,000 to meet the estimated costs.

Principal funding

The results of the year's operations are set out in the attached financial statements. The net inflow of funds amounted to £44,259 (2023-24 - £288,077) after including donations of £134,232 (2023-24 - £129,925), grants of £100 (2023-24 - £6,500) and one-off legacies of £11,017 (2023-24 - £15,303). The total income raised was £1,969,837 (2023-24 - £2,004,221).

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£22,569 (2023-24 - £19,138) has been spent on governance costs, whilst other expenditure has focused on supporting companions, their accommodation and welfare. The business activities including administration, the running of the workshops, the retail shop and the collection of donated goods. These all create the important platform for supporting and developing companions' personal skills and self-esteem.

At the year end the Charity had total funds of £3,403,272 of which £3,264,016 are unrestricted. Of these unrestricted funds, £333,944 are held by the subsidiary and £2,378,736 are represented by fixed assets leaving free reserves of £551,336 against a target of £NIL. The trustees are satisfied reserves held are not excessive, with operating expenses expected to increase in coming years.

It is also important to note that, during the year, the success of the social enterprise has resulted in cash balances showing a significant increase on the same point in time two years ago, reaching record levels. Whilst this is a useful buffer as we approach a period of significant change, the trustees are mindful of the growing balance and continue to find ways to ensure that it is appropriately and responsibly utilised. This includes a comprehensive review of the site and capital investment projects in the new financial year.

Governance and management

With the appointment of a new chair and a developing board, as good practice it was agreed in this financial year that a governance review should take place. This was offered by Emmaus UK and scheduled for the first quarter of 2025-26.

Method of appointment or election of Trustees

The management of the charity is the responsibility of the trustees who are elected and co-opted under the terms of the Articles of Association.

Trustee nominations either come from other trustees within the charity and its supporters or via open advertisement and must be approved by existing trustees, in accordance with the Articles of Association.

When specific skills are required, approaches are made to people with relevant expertise who are sympathetic to the ethos of the charity. If necessary, a trustee would be co-opted specifically to cover the required function.

The current Trustees and those who served during the year are shown on page 1.

Policies adopted for the induction and training of Trustees

Each new trustee is required to undertake an induction programme which includes briefings on their legal and ethical responsibilities as trustees, the ethos and values of the Emmaus movement together with the governance, history and operation of Emmaus Cambridge. This is enhanced by recommended training provided by Emmaus UK.

Due to the appointment of a new Chair during this period, annual appraisals of trustees were not undertaken in this financial year but did take place in the beginning of the next financial year (2025-26), Information relating to these will be shared in due course.

Suitable training is also offered in line with the NCVO Code of Good Governance and any refreshers on training available is circulated via the Chief Executive, by email or in Board papers.

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

Organisational structure and decision making

In order to work effectively towards the aims of the charity, the board of trustees and the leadership team believe that companions must be at the centre of the organisation, and this is reflected in the structure of the charity.

Daily morning meetings take place to discuss feedback, raise concerns and agree decisions. The community also has a fortnightly companion forum, with feedback presented to staff for comment/action. The demand for this is determined by companions and in recent months we have seen a decline in attendance. We have been in regular conversation with companions regarding this and no concern has been raised. Several companions have commented that as new mechanisms have become available and staff are present on site, daily issues are addressed on a more personal level. The community also have the opportunity to elect a representative who attends meetings at a national level organised by Emmaus UK, again we have seen less interest in this in the current financial year so senior staff ensure this information is cascaded and remains available in our companion dining room.

The Solidarity Committee has been combined with the Community Meeting which meets quarterly and is chaired by a trustee. Companions are encouraged to attend and bring points for discussion or feedback on policy or developments. Companions are integral to the ethos of 'by helping others, you help yourself' and, as highlighted earlier in our report, in the financial year companions requested funds to distribute to causes passionate to them, in line with our articles of association.

Related party relationships

Emmaus Cambridge is a member of the Emmaus UK Federation, working alongside other communities and groups. Emmaus Cambridge also operates Emmaus Cambridge Homes, a separate entity introduced further to the construction of 10 new rooms in 2018.

Risk management

Trustees have a risk register which aims to manage and mitigate risks that the charity might face. This is reviewed regularly at committee and board meetings.

A nominated trustee oversees health and safety issues throughout the community with nominated personnel having day to day responsibility for ensuring compliance. A nominated trustee also supports in a safeguarding capacity.

After mitigation the risks which are deemed highest are:

Serious incident – risk of fire/terrorist attack: following discussions the financial year ending October 2025, trustees decided that the ceasing of smoking in companion bedrooms would help to reduce this further. This was introduced in March 2026.

Several risks related directly to companions, these include:

Lack of specialist services or extensive waiting times for services for our companions. We continue to advocate for individuals however we recognise pressures on systems nationally affect the wider population not only those we support.

Increased complexity of support needs of those referred to us. In response to the lack of services mentioned above we are seeing people present with a greater number or more complex support needs. This places our traditional contributory model under pressure and we are therefore reviewing options to respond to this.

The Supported Housing Act is placing emphasis on the duration of time during which a companion can remain in supported housing. As we have a high number of people who have been supported by Emmaus for some time

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

and are now of pension age, we are carefully and sensitively considering how best to support them in the future, ensuring their needs continue to be met.

Housing benefit is key to supporting individuals at Emmaus Cambridge. As pressure grows on local authority budgets, we need to remain vigilant in demonstrating the support need of our companions to ensure the continuation of funding.

Health and Safety compliance – as our community and operations have grown and there are increasing pressures on staff internally and externally, we recognise this is an area of focus. In the next financial year 2025-26 the Board agreed to invest in an external consultant to help drive this forward.

Cyber Attack – as technology plays a growing part in everyday life, we recognise there is more to do to keep our systems and data safe. In the next financial year, Trustees approved the investment in a new portal to support with our work to become Cyber Essentials compliant.

Risk to funds – during this financial year, like many charities, we experienced difficulties accessing the CAF banking platform. Although discussions took place to invest our cash the fragility of the platform delayed these transfers which led to amounts greater than £120k being at risk in bank account. This will be addressed in the next financial year.

Future developments

Strategic Plan

With year one of our five-year strategic plan complete we now have to reflect and address areas we have not yet achieved. We also need to build on the successes witnessed in 2024-25 and develop the plan to accommodate changes within the sector. This will need to respond to new legislation and how we can continue to diversify our income to reduce financial risk. We will also consider how to deliver the greatest long-term benefit to our companions, either directly through Emmaus Cambridge or in partnership with other organisations. Our plan will follow the agreed strategic direction while remaining flexible, so we can sustain the organisation and the support we provide.

One example of this is the discussions taking place in relation to becoming a member of a Registered Provider. Emmaus UK are leading on this project in response to changes taking place in our sector and it is felt that our Trustees would be prudent to explore the proposition fully before arriving at the best possible decision for the future sustainability of Emmaus Cambridge.

Auditors

Our auditor Peters Elworthy and Moore transferred their audit registration and therefore that part of their business to a newly incorporated limited company, PEM Audit Limited, on 1 September 2025. Accordingly, Peters Elworthy and Moore ceased to be the Company's auditor with the Directors duly appointing PEM Audit Limited to fill the vacancy arising.

The auditor, PEM Audit Limited, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 OCTOBER 2025

Trustees' responsibilities statement

The Trustees (who are also directors of Emmaus Cambridge 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 the incoming resources and application of resources, including the income and expenditure, of the charity 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 in the Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards 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 operation.

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.

The Trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

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 Trustees are aware, there is no relevant audit information of which the charity's auditors are unaware, and

- that Trustees have 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.

Approved by order of the members of the board of Trustees and signed on their behalf by:

Louisa Matheson

Ms L E Matheson
Chair of Trustees

Date: 23 July 2026

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF EMMAUS CAMBRIDGE

OPINION

We have audited the financial statements of Emmaus Cambridge (the 'parent charitable company') and its subsidiaries (the 'group') for the year ended 31 October 2025 which comprise the Consolidated Statement of Financial Activities, the Consolidated Balance Sheet, the Charity Balance Sheet, the Consolidated 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 Group's and of the parent charitable company's affairs as at 31 October 2025 and of the Group's 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 and the Charities Act 2011.

BASIS FOR OPINION

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the Group 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

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

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

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

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

OTHER INFORMATION

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

We have nothing to report in this regard.

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 charitable company 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:

- the parent charitable company has not kept adequate and sufficient accounting records, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent charitable company 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.

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

RESPONSIBILITIES OF TRUSTEES

As explained more fully in the Trustees' Responsibilities Statement, the Trustees (who are also the directors of the charitable company 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 Group's and the parent charitable company'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 Group or the parent charitable company 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.

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

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the charitable company through discussions with trustees and other management, and from our knowledge of charity and company law and experience;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charitable company, including the Companies Act 2006, Charities Act 2011 and taxation legislation;
- in addition, we considered provisions of other laws and regulations which do not have a direct material effect on the financial statements but compliance with which might be fundamental to the charity's ability to operate or to avoid material penalties;
- we obtained an understanding of the legal and regulatory framework applicable to the entity and how the entity is complying with that framework;
- we obtained an understanding of the entity's policies and procedures on compliance with laws and regulations, including documentation of any instances of non-compliance;
- we made enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;
- we considered the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations;
- we obtained an understanding of the entity's risk assessment process, including the risk of fraud;
- we assessed the susceptibility of the entity's financial statements to material misstatement, including how fraud might occur; and,

- laws and regulations identified were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

As a result of the above risk assessment procedures we identified the greatest risk of material misstatement on the financial statements arising from irregularities and fraud to be within the potential for management to override controls together with the risk of fraudulent revenue recognition. We considered the risk of fraudulent revenue recognition to be most prevalent in the completeness of revenue. We:

- performed analytical procedures to identify any unusual or unexpected relationships;
- performed audit work over the risk of management override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business;
- we evaluated the assumptions and judgements used by management within significant accounting estimates and assessed whether these indicated evidence of management bias;
- we used Audit Data Analytics to review the client data for unusual trends/anomalies; and,
- performed substantive testing for a sample of transactions from legacy and donation records to supporting documentation and receipts to ensure that all income was appropriately recognised in the correct period. (completeness of income).

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- we agreed the financial statement disclosures to underlying supporting documentation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence;
- we read the minutes of meetings of those charged with governance;
- we discussed with management and those charged with governance actual and potential litigation and claims;
- we reviewed any correspondence with HMRC, relevant regulators such as the Charity Commission and the company's legal advisors.

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

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 charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006, and to the charitable company's trustees, as a body, Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charitable company'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 charitable company and its members, as a body, for our audit work, for this report, or for the opinions we have formed.

Michael Hewett (Senior Statutory Auditor)
for and on behalf of
PEM Audit Limited
Registered Auditor
Salisbury House
Station Road
Cambridge
CB1 2LA

Date: 23 July 2026

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

EMMAUS CAMBRIDGE
(A Company Limited by Guarantee)

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 OCTOBER 2025

	Note	Restricted funds 2025 £	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
INCOME FROM:					
Donations and legacies	3	**35,554**	**109,885**	**145,439**	151,728
Charitable activities					
Housing benefit		**-**	**466,402**	**466,402**	495,738
Social enterprise		**-**	**1,285,579**	**1,285,579**	1,273,391
Interest income		**-**	**15,307**	**15,307**	15,127
Other income		**-**	**57,110**	**57,110**	68,237
TOTAL INCOME		**35,554**	**1,934,283**	**1,969,837**	2,004,221
EXPENDITURE ON:					
Raising funds		**-**	**741**	**741**	-
Charitable activities	4	**13,321**	**1,911,516**	**1,924,837**	1,716,144
TOTAL EXPENDITURE		**13,321**	**1,912,257**	**1,925,578**	1,716,144
NET INCOME		**22,233**	**22,026**	**44,259**	288,077
Transfers between funds	13	**(12,122)**	**12,122**	**-**	-
RECONCILIATION OF FUNDS:	13				
Total funds brought forward		**129,145**	**3,229,868**	**3,359,013**	3,070,936
Net movement in funds		**10,111**	**34,148**	**44,259**	288,077
TOTAL FUNDS CARRIED FORWARD		**139,256**	**3,264,016**	**3,403,272**	3,359,013

The Consolidated Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 27 to 42 form part of these financial statements.

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

EMMAUS CAMBRIDGE
(A Company Limited by Guarantee)
REGISTERED NUMBER: 03422363

CONSOLIDATED BALANCE SHEET
AS AT 31 OCTOBER 2025

	Note		2025 £		2024 £
FIXED ASSETS					
Tangible assets	9		**2,481,927**		2,565,288
			2,481,927		2,565,288
CURRENT ASSETS					
Debtors	10	**115,508**		106,854	
Cash at bank and in hand		**914,753**		795,482	
		1,030,261		902,336	
CURRENT LIABILITIES					
Creditors: amounts falling due within one year	11	**(98,996)**		(100,908)	
NET CURRENT ASSETS			**931,265**		801,428
Creditors: amounts falling due after more than one year	12		**(9,920)**		(7,703)
TOTAL NET ASSETS			**3,403,272**		3,359,013
CHARITY FUNDS					
Restricted funds	13		**139,256**		129,145
Unrestricted funds	13		**3,264,016**		3,229,868
TOTAL FUNDS			**3,403,272**		3,359,013

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 and signed on their behalf by:

Louisa Matheson
Ms L E Matheson
Chair of Trustees

Date: 23 July 2026

The notes on pages 27 to 42 form part of these financial statements.

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

EMMAUS CAMBRIDGE
(A Company Limited by Guarantee)
REGISTERED NUMBER: 03422363

CHARITY BALANCE SHEET
AS AT 31 OCTOBER 2025

	Note		2025 £		2024 £
FIXED ASSETS					
Tangible assets	9		**2,481,927**		2,565,288
			2,481,927		2,565,288
CURRENT ASSETS					
Debtors	10	**99,458**		87,126	
Cash at bank and in hand		**596,859**		758,392	
		696,317		845,518	
CURRENT LIABILITIES					
Creditors: amounts falling due within one year	11	**(98,996)**		(100,908)	
NET CURRENT ASSETS			**597,321**		744,610
TOTAL ASSETS LESS CURRENT LIABILITIES			**3,079,248**		3,309,898
Creditors: amounts falling due after more than one year	12		**(9,920)**		(7,703)
TOTAL NET ASSETS			**3,069,328**		3,302,195
CHARITY FUNDS					
Restricted funds	13		**129,256**		129,145
Unrestricted funds	13		**2,940,072**		3,173,050
TOTAL FUNDS			**3,069,328**		3,302,195

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 and signed on their behalf by:

Louisa Matheson
Ms L E Matheson
Chair of Trustees
Date: 23 July 2026

The notes on pages 27 to 42 form part of these financial statements.

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

EMMAUS CAMBRIDGE
(A Company Limited by Guarantee)

CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 OCTOBER 2025

	2025 £	2024 £
CASH FLOWS FROM OPERATING ACTIVITIES		
Net cash provided by operating activities	**179,348**	320,831
CASH FLOWS FROM INVESTING ACTIVITIES		
Dividends, interests and rents from investments	**15,307**	15,127
Purchase of tangible fixed assets	**(75,384)**	(102,791)
NET CASH USED IN INVESTING ACTIVITIES	**(60,077)**	**(87,664)**
CHANGE IN CASH AND CASH EQUIVALENTS IN THE YEAR	**119,271**	**233,167**
Cash and cash equivalents at the beginning of the year	**795,482**	562,315
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	**914,753**	795,482

The notes on pages 27 to 42 form part of these financial statements

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2025

1. GENERAL INFORMATION

Emmaus Cambridge is a private charitable company limited by guarantee and incorporated in England and Wales. Its registered office is Green End, Landbeach, Cambridge, CB25 9FD.

The Charity's functional and presentational currency is GBP.

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 Cambridge 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.

The Consolidated Statement of Financial Activities (SOFA) and Consolidated Balance Sheet consolidate the financial statements of the Charity and its subsidiary undertaking (note 20). The results of the subsidiary are consolidated on a line by line basis.

The Charity has taken advantage of the exemption allowed under section 408 of the Companies Act 2006 and has not presented its own Statement of Financial Activities in these financial statements.

2.2 GOING CONCERN

The trustees have reviewed the risk register and the forecasts to 31 October 2027 and consider that there are no material uncertainties relating to the Charity remaining a going concern for a period of at least 12 months from the date of approval of these financial statements.

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

2. ACCOUNTING POLICIES (CONTINUED)

2.3 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.

The recognition of income from legacies is dependent on establishing entitlement, the probability of receipt and the ability to estimate with sufficient accuracy the amount receivable. Evidence of entitlement to a legacy exists when the Charity has sufficient evidence that a gift has been left to them (through knowledge of the existence of a valid will and the death of the benefactor) and the executor is satisfied that the property in question will not be required to satisfy claims in the estate. Receipt of a legacy must be recognised when it is probable that it will be received and the fair value of the amount receivable, which will generally be the expected cash amount to be distributed to the Charity, can be reliably measured.

Grants are included in the Consolidated Statement of Financial Activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance Sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

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

Sales of donated goods are recognised at the time of sale.

Housing benefit income and rent is recognised in the period to which the housing benefit and rent relates.

2.4 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. 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.

Expenditure on raising funds includes all expenditure incurred by the Charity to raise funds for its charitable purposes and includes costs of all fundraising activities events and non-charitable trading.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

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.

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

2. ACCOUNTING POLICIES (CONTINUED)

2.5 INTEREST RECEIVABLE

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.6 TANGIBLE FIXED ASSETS AND DEPRECIATION

Tangible fixed assets costing, or projects totalling, £500 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

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, using the straight-line method.

Depreciation is provided on the following bases:

Freehold property	- 2-10%
Assets under construction	- not depreciated
Motor vehicles	- 20 - 33%
Fixtures and fittings	- 4-20%

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

The founding Charity acquired its Cambridge site in 1991 for c£70,000. No value was ascribed to the land on acquisition nor on transfer to the existing Charity and therefore the historic cost of land is £Nil. Freehold land is not depreciated.

2.7 DEBTORS

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.8 CASH AT BANK AND IN HAND

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

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

2. ACCOUNTING POLICIES (CONTINUED)

2.9 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.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Consolidated Statement of Financial Activities as a finance cost.

2.10 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.

2.11 PENSIONS

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

2.12 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 Group 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 Group 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.

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2025

3. INCOME FROM DONATIONS AND LEGACIES

	Restricted funds 2025 £	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
Donations	35,554	98,678	**134,232**	129,925
Legacies	-	11,107	**11,107**	15,303
Grants	-	100	**100**	6,500
	35,554	109,885	**145,439**	151,728
TOTAL 2024	9,184	142,544	151,728	

4. ANALYSIS OF EXPENDITURE BY ACTIVITIES

	Activities undertaken directly 2025 £	Grant funding of activities 2025 £	Support costs 2025 £	Total funds 2025 £	Total funds 2024 £
Charitable activities	1,800,104	53,252	71,481	**1,924,837**	1,716,144
TOTAL 2024	1,669,139	27,867	19,138	1,716,144	

Included within support costs are governance costs of £22,569 (2024: £19,138).

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

ANALYSIS OF EXPENDITURE BY ACTIVITIES (CONTINUED)

ANALYSIS OF DIRECT COSTS

	Activities 2025 £	Total funds 2025 £	Total funds 2024 £
Staff costs	833,312	**833,312**	732,247
Depreciation	158,745	**158,745**	144,910
Companions' weekly allowances	101,616	**101,616**	105,857
Companions' leaving and holiday allowances	34,096	**34,096**	31,789
Food and sundries	128,053	**128,053**	124,072
Travel and vehicle costs	38,443	**38,443**	42,795
Clothing and health expenses	23,589	**23,589**	31,722
Sundry expenses	50,367	**50,367**	39,711
Light and heat	50,078	**50,078**	48,473
Rates and water	25,450	**25,450**	15,503
Repairs and low cost assets	84,836	**84,836**	68,337
Insurance	17,592	**17,592**	30,264
Social enterprise direct costs	110,175	**110,175**	139,117
Coffee shop costs	104,182	**104,182**	86,836
Administration expenses	39,210	**39,210**	27,506
TOTAL 2025	1,799,744	**1,799,744**	1,669,139
TOTAL 2024	1,669,139	1,669,139	

5. SOLIDARITY

	Grants to Institutions 2025 £	Total funds 2025 £	Total funds 2024 £
Solidarity	53,252	**53,252**	27,867
TOTAL 2024	27,867	27,867	

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

5. SOLIDARITY (CONTINUED)

Solidarity Grants are given when Emmaus Cambridge are approached by organisations such as Cambridge Aid, other charities and/or agencies. Emmaus Cambridge does not typically work directly with individuals unless it is the companions they have supported to move on.

The arrangements take several forms but usually applies to the transfer of donated goods/products to people who are at risk of homelessness or living in deprivation.

Solidarity package meaning that the agency funds the first £100 and Emmaus Cambridge a further £300 of products, or where there the income from the agency of £100 matches the value of the items gifted, simply solidarity.
There are also a small number of occasions, where unique arrangements are made and dependent on the level, these may be agreed within budget or with trustee approval.

In this financial year 93 individuals, families, charities and/or agencies were recipients of solidarity grants. The recipients are trying to maintain homes for themselves and often children. The items are principally essentials ranging from dining tables to beds and crockery to clothing. With increasing digital inequality however growing demand is seen for laptops or personal computers (PC's).

Each month companions are empowered to gift £250 to another charity which aligns with our articles. This is voted for within our community and then detailed in an application form before being transferred directly to the charity by our finance team.

And finally, in our aim to support other Emmaus Communities for the second consecutive year, we hosted guests from a Romanian community. Coordinating and funding for the transportation and donating the contents of the container to support the financial viability of their community.

6. AUDITORS' REMUNERATION

	2025	2024
	£	£
Fees payable to the Charity's auditor for the audit of the Charity's annual accounts	**13,550**	13,000
Fees payable to the Charity's auditor in respect of:		
All non-audit services not included above	**2,665**	2,600

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

7. STAFF COSTS

	Group 2025 £	Group 2024 £	**Charity 2025 £**	Charity 2024 £
Salaries	**730,815**	648,610	**730,815**	648,610
National insurance	**70,537**	54,765	**70,537**	54,765
Pension costs	**31,960**	28,872	**31,960**	28,872
	833,312	732,247	**833,312**	732,247

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

	Group 2025 No.	Group 2024 No.	**Charity 2025 No.**	Charity 2024 No.
Charitable operations	**20**	20	**20**	20
Community operations	**4**	4	**4**	4
Fundraising and administration	**1**	1	**1**	1
	25	25	**25**	25

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	Group 2025 No.	Group 2024 No.
In the band £60,001 - £70,000	**-**	1
In the band £70,001 - £80,000	**1**	-

The key management personnel of the Charity are considered to be the Trustees and chief executive officer. The total employment benefits including employer's national insurance and pension contributions of key management personnel were £83,473 (2024 - £79,046).

8. TRUSTEES' REMUNERATION AND EXPENSES

During the year, no Trustees received any remuneration or other benefits (2024 - £NIL).

During the year ended 31 October 2025, expenses totalling £239 were reimbursed or paid directly to 1 Trustees (2024 - £NIL).

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

9. TANGIBLE FIXED ASSETS

GROUP AND CHARITY

	Freehold property £	Motor vehicles £	Fixtures, fittings and office equipment £	Assets under construction £	Total £
COST OR VALUATION					
At 1 November 2024	**3,512,510**	**133,888**	**300,132**	**10,597**	**3,957,127**
Additions	**20,356**	**-**	**55,028**	**-**	**75,384**
Transfers between classes	**10,597**	**-**	**-**	**(10,597)**	**-**
At 31 October 2025	**3,543,463**	**133,888**	**355,160**	**-**	**4,032,511**
DEPRECIATION					
At 1 November 2024	**1,121,549**	**113,368**	**156,922**	**-**	**1,391,839**
Charge for the year	**115,216**	**6,743**	**36,786**	**-**	**158,745**
At 31 October 2025	**1,236,765**	**120,111**	**193,708**	**-**	**1,550,584**
NET BOOK VALUE					
At 31 October 2025	**2,306,698**	**13,777**	**161,452**	**-**	**2,481,927**
At 31 October 2024	2,390,961	20,520	143,210	10,597	2,565,288

10. DEBTORS

	Group 2025 £	Group 2024 £	Charity 2025 £	Charity 2024 £
DUE WITHIN ONE YEAR				
Trade debtors	**26,978**	27,368	**26,978**	27,368
Amounts owed by group undertakings	**-**	-	**5,140**	5,140
Other debtors	**8,884**	10,169	**8,884**	10,169
Prepayments and accrued income	**79,646**	69,317	**58,456**	44,449
	115,508	106,854	**99,458**	87,126

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Group 2025 £	Group 2024 £	**Charity 2025 £**	Charity 2024 £
Bank loans	**-**	14,214	**-**	14,214
Trade creditors	**41,122**	34,662	**41,122**	34,662
Other taxation and social security	**14,824**	14,417	**14,824**	14,417
Other creditors	**9,762**	8,525	**9,762**	8,525
Accruals	**33,288**	29,090	**33,288**	29,090
	98,996	100,908	**98,996**	100,908

The Charity had an unsecured bank loan which was repayable in monthly instalments. This was repaid during the year. The loan incurred interest at 5.6%.

12. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	Group 2025 £	Group 2024 £	**Charity 2025 £**	Charity 2024 £
Bank loans	**-**	1,160	**-**	1,160
Other creditors	**9,920**	6,543	**9,920**	6,543
	9,920	7,703	**9,920**	7,703

The Charity had an unsecured bank loan which was repayable in monthly instalments. This was repaid during the year. The loan incurred interest at 5.6%.

Other creditors includes undrawn savings owed to companions amounting to £9,920 (2024: £6,543).

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

13. STATEMENT OF FUNDS

STATEMENT OF FUNDS - CURRENT YEAR

	Balance at 1 November 2024 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 October 2025 £
UNRESTRICTED FUNDS					
DESIGNATED FUNDS					
Cessation of operations	240,000	-	-	-	240,000
Capital projects	30,000	-	-	-	30,000
Fixed assets	2,457,496	-	-	(78,760)	2,378,736
Cessation of charity	-	-	-	100,000	100,000
GENERAL FUNDS					
General Funds	445,554	1,467,658	(1,912,183)	180,307	181,336
Subsidiary Funds	56,818	466,625	(74)	(189,425)	333,944
TOTAL UNRESTRICTED FUNDS	3,229,868	1,934,283	(1,912,257)	12,122	3,264,016
RESTRICTED FUNDS					
National Lottery Building Fund	107,792	-	(4,601)	-	103,191
Waterson Bursary	3,546	-	-	-	3,546
Companion Training Fund	9,977	3,054	(4,037)	-	8,994
The Clothworkers Foundation	3,316	-	(3,316)	-	-
Tools Fund	1,958	-	(1,367)	-	591
Windows Fund	2,376	12,500	-	(12,122)	2,754
Jon Plumb Fund	180	-	-	-	180
Learning and Development	-	20,000	-	-	20,000
	129,145	35,554	(13,321)	(12,122)	139,256
TOTAL OF FUNDS	3,359,013	1,969,837	(1,925,578)	-	3,403,272

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

13. STATEMENT OF FUNDS (CONTINUED)

STATEMENT OF FUNDS - PRIOR YEAR

	Balance at 1 November 2023 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 October 2024 £
UNRESTRICTED FUNDS					
DESIGNATED FUNDS					
Cessation of operations	240,000	-	-	-	240,000
Capital projects	30,000	-	-	-	30,000
Fixed assets	2,495,014	-	-	(37,518)	2,457,496
GENERAL FUNDS					
General Funds	69,983	1,499,128	(1,692,802)	569,245	445,554
Subsidiary Funds	96,242	495,909	(60)	(535,273)	56,818
	166,225	1,995,037	(1,692,862)	33,972	502,372
TOTAL UNRESTRICTED FUNDS	2,931,239	1,995,037	(1,692,862)	(3,546)	3,229,868
RESTRICTED FUNDS					
National Lottery Building Fund	112,393	-	(4,601)	-	107,792
Waterson Bursary	-	-	-	3,546	3,546
Companion Training Fund	9,380	3,513	(2,916)	-	9,977
ReBoot Fund	150	-	(150)	-	-
The Clothworkers Foundation	3,936	-	(620)	-	3,316
Tools Fund	3,438	5,671	(7,151)	-	1,958
Windows Fund	10,220	-	(7,844)	-	2,376
Jon Plumb Fund	180	-	-	-	180
	139,697	9,184	(23,282)	3,546	129,145
TOTAL OF FUNDS	3,070,936	2,004,221	(1,716,144)	-	3,359,013

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

13. STATEMENT OF FUNDS (CONTINUED)

The National Lottery Building Fund - represents capital grants from the National Lottery Charities Board to fund building works at the community in previous years. Expenditure on this fund represents depreciation charged for the year. The National Lottery Charities Board require capital grants to be accounted for as restricted funds and to be charged with the depreciation of the underlying assets. There are various grant conditions that require the Trustees to obtain The National Lottery Board's permission to sell the building for a period of 80 years from the date of the grant.

The Waterson Bursary - represents a fund from which companions could apply for funding to carry out projects that will be of benefit both to themselves and to others.

The Companion Training Fund - represents donations towards the costs of companion training.

ReBoot Fund - Funds towards recycling and refurbishing computer equipment for resale.

The Clothworkers Foundation - this fund represents a grant towards a capital project for lifts.

Tools Fund - this fund represents donations received for replacement tools.

Windows Fund - this fund represents a capital grant towards new windows.

Jon Plumb Fund - represents a small donation for restricted purposes.

Learning and Development - this fund represents donated monies restricted to be used to fund the first year of salary for a part-time Learning and Development officer.

Transfers from subsidiary funds represent charitable distributions made to the parent Charity.

Transfers not specificed above relate to funds fully spent in the year and transferred to unrestricted funds.

14. ANALYSIS OF NET ASSETS BETWEEN FUNDS

ANALYSIS OF NET ASSETS BETWEEN FUNDS - CURRENT YEAR

	Restricted funds 2025 £	Unrestricted funds 2025 £	Total funds 2025 £
Tangible fixed assets	103,191	2,378,736	**2,481,927**
Current assets	36,065	994,196	**1,030,261**
Creditors due within one year	-	(98,996)	**(98,996)**
Creditors due in more than one year	-	(9,920)	**(9,920)**
TOTAL	139,256	3,264,016	**3,403,272**

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

14. ANALYSIS OF NET ASSETS BETWEEN FUNDS (CONTINUED)

ANALYSIS OF NET ASSETS BETWEEN FUNDS - PRIOR YEAR

	Restricted funds 2024 £	Unrestricted funds 2024 £	Total funds 2024 £
Tangible fixed assets	107,792	2,457,496	2,565,288
Current assets	21,353	880,983	902,336
Creditors due within one year	-	(100,908)	(100,908)
Creditors due in more than one year	-	(7,703)	(7,703)
TOTAL	129,145	3,229,868	3,359,013

15. RECONCILIATION OF NET MOVEMENT IN FUNDS TO NET OPERATING ACTIVITIES CASH FLOW

	Group 2025 £	Group 2024 £
Net income for the year (as per Statement of Financial Activities)	**44,259**	288,077
ADJUSTMENTS FOR:		
Depreciation charges	**158,745**	144,910
Investment income	**(15,307)**	(15,127)
Increase in debtors	**(8,654)**	(15,469)
Increase in creditors	**305**	(81,560)
NET CASH PROVIDED BY OPERATING ACTIVITIES	**179,348**	320,831

16. ANALYSIS OF CASH AND CASH EQUIVALENTS

	Group 2025 £	Group 2024 £
Cash in hand	**914,753**	795,482

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2025

17. ANALYSIS OF CHANGES IN NET DEBT

	At 1 November 2024	Cash flows	At 31 October 2025
	£	£	£
Cash at bank and in hand	**795,482**	**119,271**	**914,753**
Debt due within 1 year	**(14,214)**	**14,214**	**-**
Debt due after 1 year	**(1,160)**	**1,160**	**-**
	780,108	**134,645**	**914,753**

18. 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 Charity and amounted to £31,960 (2024 - £28,872). Contributions totalling £4,247 (2024 - £3,965) were payable to the fund at the balance sheet date and are included in other creditors.

19. OPERATING LEASE COMMITMENTS

At 31 October 2025 the Group and the Charity had commitments to make future minimum lease payments under non-cancellable operating leases as follows:

	Group 2025	Group 2024	Charity 2025	Charity 2024
	£	£	£	£
Not later than 1 year	**32,411**	27,407	**32,411**	27,407
Later than 1 year and not later than 5 years	**22,584**	36,275	**22,584**	36,275
	54,995	63,682	**54,995**	63,682

20. RELATED PARTY TRANSACTIONS

During the year the Charity received distributions from its subsidiary, Emmaus Cambridge (Homes) Limited amounting to £189,425 (2024: £535,273). At the year end the subsidiary owed Emmaus Cambridge £5,140 (2024: £5,140).

Docusign Envelope ID: 5DE6C2EC-7311-8BC8-818C-1037ABACE921

21. SUBSIDIARY UNDERTAKINGS

The Charity has a wholly controlled subsidiary, Emmaus Cambridge (Homes) Limited (11470806), a company limited by guarantee and incorporated in England & Wales. The profit for the year of the subsidiary was £466,551 (2024 - £495,849) and at the year end the net assets were £333,944 (2024 - £56,818).