REGISTERED CHARITY NUMBER: 230927

REPORT OF THE TRUSTEES AND

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 5 APRIL 2026

FOR

ST SAVIOUR'S PRIORY

Able & Young
Chartered Certified Accountants
Airport House
Purley Way
Croydon
Surrey
CR0 0XZ

ST SAVIOUR'S PRIORY

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FOR THE YEAR ENDED 5 APRIL 2026

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REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 5 APRIL 2026

The trustees present their report with the financial statements of the charity for the year ended 5 April 2026. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims for the public benefit

St. Saviour's Priory is home to 6 Sisters of the Society of St. Margaret (a recognised Anglican Religious Community). The Sisters of the Society are called by God to follow our Lord Jesus Christ and to devote every faculty of body, mind and spirit to Him. They are set free to respond to his call by the three traditional vows of Poverty, Chastity and Obedience.

In fulfilment of this calling, the Sisters seek to love and serve Christ in each other in the common life and go out to meet Him in all people. The Sisters outreach to the local community includes working as staff members in various parishes; supporting issues of justice and racial equality; the homeless; the sexually abused; retreats and individual spiritual direction; the creative arts. All the Sister's work is done free of charge.

The Sisters are also called to a ministry of welcome, sharing their community building and resources of worship and space with individuals and groups. This work continues with many individuals and groups using our premises.

Guests and Groups

We offer guest accommodation and welcome guests and groups. The main focus of our guest bookings have been local people requesting space for quiet / retreat days. We have also extended our hospitality to more long-term residents requiring accommodation to enable them to work in the local area for non-profit / third sector organisations whose work is in line with our objectives. This includes working with refugees, local churches and chaplaincies, and in areas of social justice.

Four times a year we invite local Friends to join us for a service in the Chapel followed by refreshments.

The Dunloe Centre offers a bespoke service to individuals as need arises. This allows the Sisters to offer a one to one service of practical help (e.g. food parcels, clothing etc.) and also on-going support for more complex needs. The Sunday Stall is open most weeks. This is a drop-in facility which offers very cheap donated, second hands goods, and the opportunity for people to meet together on an informal basis. It attracts a wide range of people from different backgrounds and with various and often multiple needs.

Achievements and Performance - how the activities have delivered public benefit

Towards the fulfilment of our ministry in this part of London the work of the Priory is tailored towards:
- The proclamation of the gospel imperative in favour of the poor
- The development of the spiritual life of the local people and those who seek us out
- To confront issues of social exclusion and foster social cohesion
- To reach out to and bring relief to those in need as practically as possible

The initiatives as set out above (Dunloe Centre etc.) illustrate the practical incarnation of these aims and aspirations. The work of the Priory has always been rooted in the local community and, although historically this work has been based in local churches the Sisters are now often called to serve the needs of the wider community.

The Sisters' ministries are all offered free of charge, as is the majority of our accommodation.

FINANCIAL REVIEW

The charity recorded a deficit of £(10,127) to which must be deducted to an unrealised profit on investments of £73,680 to reach at a surplus of £63,553.

Principal Funding Sources

Aside from investment income the principal funding sources of the charity are the sisters' contributions and pensions, contributions from the use of the Priory's facilities and donations.

Investment Policy

The trustees consider fixed interest government securities and specialised investments designed for the charity sector best meet the charity's need for income and capital growth. However this position is kept under review with regard to market changes.

Reserves Policy

The Trustees have established a reserve policy whereby unrestricted funds are maintained at levels which enable the trustees to support the maximum number of charitable activities which can be undertaken by the current number of Sisters.

FUTURE PLANS

The Sisters are aware of their own changing needs and also changes in the needs of the local community. It is important to them that the Priory buildings are used to the best advantage; this may require some substantial re-ordering in the future; and in the meantime inevitably requires ongoing maintenance.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Trust is an unincorporated trust constituted under a trust deed dated 19 November 1891 and is a registered charity number 230927. The assets of the Priory are held in accordance with the Statutes of St. Saviour's Priory and the Constitution and Rules of the Society of St. Margaret (to which the priory is affiliated).

Recruitment and appointment of new trustees

In accordance with the statutes of the charity the majority of the Trustees have to be members of the community and these are elected by a vote of all sisters. The other trustees are also elected by the sisters and chosen to bring other skills to the charity.

Organisational structure

The Priory does not have any paid employees and all activities and management are carried out by the Trustees, the Sisters and volunteers.

Induction and training of new trustees

Most trustees are already familiar with the practical work of the charity being members of the Sisters of the Society of St. Margaret. New Trustees who are not Sisters are fully briefed by the Sisters.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

230927

Principal address

St Saviour's Priory
18 Queensbridge Road
Haggerston
London
E2 8NS

Trustees
Rev Mother Judith Blackburn
Sister Elizabeth Crawford
Mr Mark Laing
Sister Anna Huston
Mr Alexander Thorpe

Independent Examiner
Able & Young
Chartered Certified Accountants
Airport House
Purley Way
Croydon
Surrey
CR0 0XZ

Bankers:
CafBank Limited
Kings Hill
West Malling
Kent
ME19 4TA

National Westminster Bank plc
P O Box 282
216 Bishopsgate
London
EC2M 4JH

Approved by order of the board of trustees on 02nd June 2026 and signed on its behalf by:

J C Blackburn

Rev Mother Judith Blackburn - Trustee

Independent examiner's report to the trustees of St Saviour's Priory
I report to the charity trustees on my examination of the accounts of St Saviour's Priory (the Trust) for the year ended 5 April 2026.

Responsibilities and basis of report
As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement
I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Rekha Shah

Rekha Shah
Able & Young Ltd
Chartered Certified Accountants
Airport House
Purley Way
Croydon
Surrey
CR0 0XZ

4 JUNE 2026

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 5 APRIL 2026

	Notes	2026 Unrestricted funds £	2025 Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies		138,742	124,797
Charitable activities			
Charitable activities		1,911	4,351
Investment income	2	87,295	86,623
Total		227,947	215,771
EXPENDITURE ON			
Raising funds		770	471
Charitable activities			
Charitable activities		227,730	195,919
Other		9,574	7,868
Total		238,074	204,258
Net gains/(losses) on investments		73,680	35,859
NET INCOME/(EXPENDITURE)		63,553	47,372
RECONCILIATION OF FUNDS			
Total funds brought forward		2,298,010	2,250,638
TOTAL FUNDS CARRIED FORWARD		2,361,563	2,298,010

The notes form part of these financial statements

BALANCE SHEET
5 APRIL 2026

	Notes	2026 Unrestricted funds £	2025 Total funds £
FIXED ASSETS			
Tangible assets	5	35,626	36,099
Investments	6	2,168,180	2,102,088
		2,203,806	2,138,187
CURRENT ASSETS			
Debtors	7	5,567	6,299
Cash at bank		153,091	154,424
		160,375	160,723
CREDITORS			
Amounts falling due within one year	8	(900)	(900)
NET CURRENT ASSETS		159,475	159,823
TOTAL ASSETS LESS CURRENT LIABILITIES		2,361,563	2,298,010
NET ASSETS		2,361,563	2,298,010
FUNDS	9		
Unrestricted funds		2,361,563	2,298,010
TOTAL FUNDS		2,361,563	2,298,010

The financial statements were approved by the Board of Trustees and authorised for issue on 02nd June 2026 and were signed on its behalf by:

J C Blackburn

Rev Mother Judith Blackburn - Trustee

Mark H. Laing

Mr Mark Laing - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

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

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

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

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

Freehold property	- 2% on cost
Fixtures and fittings	- 10% on cost
Motor vehicles	- at varying rates on cost

Taxation
The charity is exempt from tax on its charitable activities.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Fixed assets investments.
Fixed assets investments are shown at market value

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2. INVESTMENT INCOME

	2026	2025
	£	£
Dividends from shares in UK listed companies	80,278	77,493
Interest on UK fixed interest securities	7,017	9,130
	87,295	86,623

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 5 April 2026 nor for the year ended 5 April 2025.

Trustees' expenses

There were no trustees' expenses paid for the year ended 5 April 2026 nor for the year ended 5 April 2025.

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £
INCOME AND ENDOWMENTS FROM	
Donations and legacies	138,742
Charitable activities	
Charitable activities	3,628
Investment income	87,295
Total	229,665
EXPENDITURE ON	
Raising funds	770
Charitable activities	
Charitable activities	227,730
Other	9,574
Total	238,074
Net gains/(losses) on investments	73,680
NET INCOME/(EXPENDITURE)	65,270
RECONCILIATION OF FUNDS	
Total funds brought forward	2,298,010
TOTAL FUNDS CARRIED FORWARD	2,363,280

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5. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Computer £	Totals £
COST				
At 6 April 2025 and 5 April 2026	485,078	554	160	485,792
Additions	-	9,523	-	9,152
	485,078	10,077	160	494,944
DEPRECIATION				
At 6 April 2025	449,424	163	107	449,694
Charge for year	9,702	240	53	9,995
At 5 April 2026	459,126	403	160	459,689
NET BOOK VALUE				
At 5 April 2026	25,952	9,674	0	35,626
At 5 April 2025	35,654	391	54	36,099

6. FIXED ASSET INVESTMENTS

	Listed investments s£
MARKET VALUE	
At 6 April 2025	2,102,088
Additions	185,480
Disposals	(157,588)
Revaluations	38,199
At 5 April 2026	2,168,180
NET BOOK VALUE	
At 5 April 2026	2,168,180
At 5 April 2025	2,102,088

There were no investment assets outside the UK.

Cost or valuation at 5 April 2026 is represented by:

	Listed investments £
Valuation in 2026	2,168,180

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7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2026	2025
	£	£
Prepayments	5,592	6,299

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2026	2025
	£	£
Other creditors	900	900

9. MOVEMENT IN FUNDS

	At 6.4.25	Net movement in funds	At 5.4.26
	£	£	£
Unrestricted funds			
General fund	2,298,010	63,553	2,361,563
TOTAL FUNDS	2,298,010	63,553	2,261,563

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

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General fund	227,947	(238,074)	73,680	63,553
TOTAL FUNDS	227,947	(238,074)	73,680	63,553

Comparatives for movement in funds

	At 6.4.24	Net movement in funds	At 5.4.25
	£	£	£
Unrestricted funds			
General fund	2,250,638	47,372	2,298,010
TOTAL FUNDS	2,250,638	47,372	2,298,010

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9. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	215,771	(204,258)	35,859	47,372
TOTAL FUNDS	215,771	(204,258)	35,859	47,372

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

	At 6.4.24 £	Net movement in funds £	At 5.4.26 £
Unrestricted funds			
General fund	2,250,638	110,925	2,361,563
TOTAL FUNDS	2,250,638	110,925	2,361,563

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	443,718	(442,332)	109,539	110,925
TOTAL FUNDS	443,718	(442,332)	109,539	110,925

10. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 5 April 2026.

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 5 APRIL 2026

	2026 £	2025 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Legacies	1,019	1,019
Sister's contributions and pensions	67,992	59,404
Gift aid	43,218	38,965
Guests and retreats and refunds	11,106	11,992
Other donations and grants	15,407	12,802
	138,742	124,797
Investment income		
Dividends from shares in UK listed companies	80,278	77,493
Interest on UK fixed interest securities	7,017	9,130
	87,295	82,623
Charitable activities		
Sales	1,911	4,351
Total incoming resources	227,947	215,771
EXPENDITURE		
Other trading activities		
Cost of goods sold	770	471
Charitable activities		
Priory running costs	89,809	81,155
Payments to volunteers	50,878	53,025
Maintenance	49,794	26,063
Travel	639	718
Chapel costs	1,122	813
Donations and subscriptions	12,482	8,201
Personal care	1,276	2,644
Publications	673	265
Depreciation	9,995	9,886
Care, funeral and memorial	0	5,179
Other	11,062	6,599
	228,499	195,019
Support costs		
Governance costs		
Office	7,463	7,049
Accounts	1,200	1,440
Carried forward	8,663	8,489

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 5 APRIL 2026

	2026 £	2025 £
Governance costs		
Brought forward	8,663	8,489
Bank charges	912	750
	9,575	9,239
Total resources expended	238,074	204,258
Net (loss) income before gains and losses	(8,410)	11,513
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	73,680	35,859
Net income/(expenditure)	63,553	47,372