



Green End, Landbeach,  
Cambridge CB25 9FD  
Tel: 01223 863657  
Registered Charity No. 1064473  
Company No. 3422363

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## Chair and Treasures Report 2021/2022

Dear Members,

Autumn 2021 to Autumn 22 was a very different year from its two predecessors as we all tried hard to emerge from Covid and all the challenges and changes that came in its wake.

The Community and the Charity appears to have weathered most of those issues and indeed is thriving anew as I write this. We remain one of the most resilient and sound Emmaus Communities.

We have managed to sustain our business and social model, retaining solvency and with no reduction in our offer as a social enterprise, both to Companions and the wider community. Thanks particularly to Patience (see also Louisa's note) but also to Louisa herself and Will, Trustees, who given many hours of smart support.

This success in 2021/2 is in no small measure down to the leadership of our soon to retire Chief Executive, Diane, a superb team of staff and volunteers and the spirit and sheer hard work of Companions.

It will have been noticed that our site continues to be improved, better purposed buildings and a new car park (almost but not quite coping with higher demand). Big thanks in particular to John Baker and colleagues.

Further, we are the beneficiaries of a donation of new accommodation units from the Hill Foundation (now occupied). We are now able to accommodate around 50 Companions. Again, thanks to them.

We have missed the wise counsel this last year of our ex Chair and chief bee keeper, Matthew Last, but some of us still seek him out for a steer.

In many ways this year was something of a transition as we move to the new post Covid normal. We are, at the end of '22 in a strong position to gently grow our offer



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(and the numbers back that up) with better facilities and more ambition to support others.

2022/3 is giving us fresh challenges, based on a sound financial and service base. I want to thank all staff, volunteers, companions, trustees and donors for their tremendous and generous contributions in 2021/22. There were times when a 'core' crew (from all of the above) sustained the Charity as we strove to get back to and even exceed previous targets. Happily all numbers are now pretty positive.

Finally an early tribute to Diane who has wrought enormous transformational change for the Community over the last decade and leaves a thriving enterprise upon which we can build.

**John Humpston**  
**Chair of Trustees**

## Treasurer's Report

As I write this, the sun is shining, the trees are at their most verdant and we have finally shaken off the long winter. At Emmaus Cambridge life continues apace, with little time for rest. With a steady flow of donated goods, made easier to manage with the new donation's hub, sales from the social enterprise have been strong, not just from the shop and emporium but also the café, eBay sales, Reboot, Ely market and some house clearances too.

We greatly appreciate the charity donations that we have received, through individual donations, covenants, and some grants for projects such as a new lift and in particular the six new pods gifts by Hills. Costs have continued to be carefully controlled.

In the autumn we were sad to say goodbye to our finance manager, Patience Tilbury, after 7 years devoted to Emmaus Cambridge. She is sorely missed but we're excited for her new opportunities in her new role. It has taken us some time to fill the finance manager role, but we are delighted to appoint Crystal Matthews to the role. Meanwhile Jamie Irons and Ben Chessum have worked tirelessly to keep things ticking over, along with Diane Docherty's careful guidance. Their continued hard work and effort, and indeed that of all staff and companions, is greatly appreciated.

At the last AGM we appointed new auditors, PEM, and I'm pleased to say that the audit for 2021/22 is nearly complete. This means the accounts will be filed after this year's AGM. As a consequence, I have given a summary of the finances from the unaudited management accounts.

Income for the year has totalled nearly £1.4m, compared to £1.3m in 2020/21. Of this, 60% is from the social enterprise, 25% from housing benefit and the balance from donations and grants. Meanwhile total costs were nearly £1.3m. Cash in the bank has remained steady at approximately £350k.

I am looking forward to reporting on the developments in 22/23 and beyond at the AGM in 2024.

**Louisa Matheson**  
**Treasurer Emmaus Cambridge**