

REGISTERED COMPANY NUMBER: 03177825 (England and Wales)
REGISTERED CHARITY NUMBER: 1060147

**REPORT OF THE TRUSTEES AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED
30 SEPTEMBER 2020
FOR
TZEDOKOH LTD**

Melinek Fine LLP
Chartered Accountants
First Floor, Winston House
349 Regents Park Road
London
N3 1DH

TZEDOKOH LTD

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FOR THE YEAR ENDED 30 SEPTEMBER 2020**

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TZEDOKOH LTD

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 30 SEPTEMBER 2020

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 30 September 2020. 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

The objective of the charity is relief of poverty, provision of financial assistance to charitable bodies and institutions, and advancement of Jewish orthodox education.

Significant activities

During the year the charity continued its charitable activities in support of religious, educational and other charitable institutions. In the year charitable donations amounted to £340,000 (2019:£729,200).

Public benefit

The Trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives and in planning future activities and setting the grant making policy for the year.

Grantmaking

The charity is a grant making charity. Grants and donations are made for the advancement of the Jewish religion, education and for the relief of poverty in accordance with the Memorandum and Articles of Association.

In making grants and donations, the Trustees use their personal knowledge of the various institutions, their representatives and reputations. The Trustees monitor the application of the funds by meeting with the representatives of the institutions and obtaining information as to the utilisation of the funds.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The Trustees are satisfied with the performance of the charity with regards to the level of donations received and the grants made during the year.

Due to Covid 19, rent arrears has increased significantly. This has affected how much charity the Trustees were able to donate. However the Trustees have confirmed that post year end the tenants are increasing their rental payments and the Trustees are confident that rent arrears will be lowered to a satisfactory level, allowing the Trustees to increase their charitable activities to post pandemic figures.

Investment performance

The primary source of income this year for the charity was rental income from the charities property investments. In 2020 total rental income was £607,756 (2019 - £520,805). In 2019 there was additional income of £25,000 of donations received from companies with common directors. In 2020 the amount of donations received was £33,640.

The Trustees monitor the Charity's performance progress against its objectives and the financial performance of its operations on a regular basis. The Charity's investment properties are included in the accounts at the most recent valuation and are held in order to generate income to promote the Charity's objectives.

FINANCIAL REVIEW

Reserves policy

The trustees have established the level of reserves (that is those funds that are freely available) that the charity ought to have. Reserves are required to bridge the gaps between spending on property and donations and receiving resources through rental income.

The value of the property at year end is £8,030,000.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

TZEDOKOH LTD

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 30 SEPTEMBER 2020

STRUCTURE, GOVERNANCE AND MANAGEMENT

Risk management

The trustees have assessed the major risks to which the charity is exposed and are satisfied that systems are in place to mitigate exposure to major risks.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

03177825 (England and Wales)

Registered Charity number

1060147

Registered office

First Floor, Winston House
349 Regents Park Road
London
N3 1DH

Trustees

B D Stroh Director
B S Stroh Director
R T Tauber Director
J Tauber Director

Company Secretary

R T Tauber

Senior Statutory Auditor

Daniel Fine, FCA

Auditors

Melinek Fine LLP
Chartered Accountants
First Floor, Winston House
349 Regents Park Road
London
N3 1DH

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of Tzedokoh Ltd for the purposes of company law) are responsible for preparing the Report of the Trustees 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 which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

TZEDOKOH LTD

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 SEPTEMBER 2020**

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS

The auditors, Melinek Fine LLP, will be proposed for re-appointment at the forthcoming Annual General Meeting.

Approved by order of the board of trustees on 25 June 2021 and signed on its behalf by:



R T Tauber - Trustee

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
TZEDOKOH LTD**

Opinion

We have audited the financial statements of Tzedokoh Ltd (the 'charitable company') for the year ended 30 September 2020 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 30 September 2020 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

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

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions 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 Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
TZEDOKOH LTD**

Matters on which we are required to report by exception

In the light of the 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 Report of the Trustees.

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

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

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, 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 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 charitable company or to cease operations, or have no realistic alternative but to do so.

Our 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 a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

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. 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 the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Daniel Fine, FCA (Senior Statutory Auditor)
for and on behalf of Melinek Fine LLP
Chartered Accountants
First Floor, Winston House
349 Regents Park Road
London
N3 1DH

25 June 2021

TZEDOKOH LTD

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 SEPTEMBER 2020**

	Notes	2020 Unrestricted fund £	2019 Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	2	33,639	25,000
Investment income	3	610,679	524,145
Total		644,318	549,145
EXPENDITURE ON			
Raising funds	4	9,223	13,390
Charitable activities			
Relief of poverty	5	100,000	270,000
Advancement of education		240,000	449,000
Other charitable donations		-	10,000
Other charitable activities		8,431	12,115
Total		357,654	754,505
Net gains/(losses) on investments		(24,880)	(103,698)
NET INCOME/(EXPENDITURE)		261,784	(309,058)
RECONCILIATION OF FUNDS			
Total funds brought forward		8,666,660	8,975,718
TOTAL FUNDS CARRIED FORWARD		8,928,444	8,666,660

The notes form part of these financial statements

TZEDOKOH LTD

**BALANCE SHEET
30 SEPTEMBER 2020**

	Notes	2020 Unrestricted fund £	2019 Total funds £
FIXED ASSETS			
Investments			
Investments	10	498,236	523,117
Investment property	11	8,030,000	8,030,000
		8,528,236	8,553,117
CURRENT ASSETS			
Debtors	12	484,881	43,507
Investments	13	100,000	100,000
Cash at bank		10,726	48,864
		595,607	192,371
CREDITORS			
Amounts falling due within one year	14	(195,399)	(78,828)
		400,208	113,543
NET CURRENT ASSETS		400,208	113,543
TOTAL ASSETS LESS CURRENT LIABILITIES		8,928,444	8,666,660
NET ASSETS		8,928,444	8,666,660
FUNDS			
Unrestricted funds		8,928,444	8,666,660
TOTAL FUNDS		8,928,444	8,666,660

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

The financial statements were approved by the Board of Trustees and authorised for issue on 25 June 2021 and were signed on its behalf by:



R T Tauber - Trustee

TZEDOKOH LTD

**CASH FLOW STATEMENT
FOR THE YEAR ENDED 30 SEPTEMBER 2020**

	Notes	2020 £	2019 £
Cash flows from operating activities			
Cash generated from operations	1	(41,061)	(211,907)
Net cash used in operating activities		(41,061)	(211,907)
Cash flows from investing activities			
Interest received		2,923	3,299
Dividends received		-	40
Net cash provided by investing activities		2,923	3,339
Change in cash and cash equivalents in the reporting period			
Cash and cash equivalents at the beginning of the reporting period		(38,138)	(208,568)
Cash and cash equivalents at the end of the reporting period		48,864	257,432
Cash and cash equivalents at the end of the reporting period		10,726	48,864

The notes form part of these financial statements

TZEDOKOH LTD

**NOTES TO THE CASH FLOW STATEMENT
FOR THE YEAR ENDED 30 SEPTEMBER 2020**

1. RECONCILIATION OF NET INCOME/(EXPENDITURE) TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2020 £	2019 £
Net income/(expenditure) for the reporting period (as per the Statement of Financial Activities)	261,784	(309,058)
Adjustments for:		
Losses on investments	24,880	103,698
Interest received	(2,923)	(3,299)
Dividends received	-	(40)
Increase in debtors	(441,374)	(5,920)
Increase in creditors	116,572	2,712
Net cash used in operations	<u>(41,061)</u>	<u>(211,907)</u>

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.10.19 £	Cash flow £	At 30.9.20 £
Net cash			
Cash at bank	48,864	(38,138)	10,726
	<u>48,864</u>	<u>(38,138)</u>	<u>10,726</u>
Liquid resources			
Deposits included in cash	-	-	-
Current asset investments	100,000	-	100,000
	<u>100,000</u>	<u>-</u>	<u>100,000</u>
Total	<u>148,864</u>	<u>(38,138)</u>	<u>110,726</u>

The notes form part of these financial statements

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2020**

1. ACCOUNTING POLICIES**Basis of preparing the financial statements**

The financial statements of the charitable company, 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 Companies Act 2006. 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.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Taxation

The charity is exempt from corporation 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.

2. DONATIONS AND LEGACIES

	2020	2019
	£	£
Donations	<u>33,639</u>	<u>25,000</u>

TZEDOKOH LTD

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2020**

3. INVESTMENT INCOME

	2020	2019
	£	£
Rents received	607,756	520,806
Shares in group undertakings	-	40
Deposit account interest	22	49
Interest from subsidiary loan	2,901	3,250
	<u>610,679</u>	<u>524,145</u>

4. RAISING FUNDS

Investment management costs

	2020	2019
	£	£
Management fees	9,223	13,390
	<u>9,223</u>	<u>13,390</u>

5. CHARITABLE ACTIVITIES COSTS

	Grant funding of activities (see note 6)	Support costs (see note 7)	Totals
	£	£	£
Relief of poverty	100,000	-	100,000
Advancement of education	240,000	-	240,000
Other charitable activities	-	8,431	8,431
	<u>340,000</u>	<u>8,431</u>	<u>348,431</u>

6. GRANTS PAYABLE

	2020	2019
	£	£
Relief of poverty	100,000	270,000
Advancement of education	240,000	449,000
Other charitable donations	-	10,000
	<u>340,000</u>	<u>729,000</u>

A summary of donations made during the year is as follows:

Name of charitable organisation	Amount (£)
Yehuda & Moshe Ltd	85,000
Shimon Yehuda Ltd	85,000
Mercoz Hatorah Belz	50,000
One Heart	40,000
Wlodowa Charity & Rehabilitation Trust	30,000
Other	50,000
Total	340,000

TZEDOKOH LTD

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2020**

7. SUPPORT COSTS

	Finance £	Governance costs £	Totals £
Other charitable activities	<u>137</u>	<u>8,294</u>	<u>8,431</u>

8. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2020 £	2019 £
Auditors' remuneration	<u>3,600</u>	<u>3,600</u>

9. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 September 2020 nor for the year ended 30 September 2019.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30 September 2020 nor for the year ended 30 September 2019.

10. FIXED ASSET INVESTMENTS

	Shares in group undertakings £	Listed investments £	Totals £
MARKET VALUE			
At 1 October 2019	522,445	672	523,117
Revaluations	-	2,599	2,599
Impairments	(27,480)	-	(27,480)
At 30 September 2020	<u>494,965</u>	<u>3,271</u>	<u>498,236</u>
NET BOOK VALUE			
At 30 September 2020	<u>494,965</u>	<u>3,271</u>	<u>498,236</u>
At 30 September 2019	<u>522,445</u>	<u>672</u>	<u>523,117</u>

There were no investment assets outside the UK.

Included in fixed asset investment is an amount of £496,908 which is the net book value of Deepsound Properties Limited, a wholly owned subsidiary of Tzedokoh Ltd.

TZEDOKOH LTD

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2020**

11. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1 October 2019 and 30 September 2020	<u>8,030,000</u>
NET BOOK VALUE	
At 30 September 2020	<u>8,030,000</u>
At 30 September 2019	<u>8,030,000</u>

12. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Trade debtors	<u>484,881</u>	<u>43,507</u>

13. CURRENT ASSET INVESTMENTS

	2020	2019
	£	£
Interest bearing loan	<u>100,000</u>	<u>100,000</u>

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Other creditors	9,248	15,757
Rent deposits	12,000	12,000
Accruals and deferred income	<u>174,151</u>	<u>51,071</u>
	<u>195,399</u>	<u>78,828</u>

15. RELATED PARTY DISCLOSURES

There is no overall control of the company.

Included in charitable activities are £85,000 (2019 - £100,000) to Yehuda & Moshe Ltd, £85,000 (2019 - £100,000) to Shimon Yehuda Ltd, (companies with common trustees).

An amount of £100,000 (2019 - £100,000) (unsecured) was owed by Deepsound Properties Ltd (the company's wholly-owned subsidiary) at the year end on which interest is charged at 3% above the base rate. This loan is repayable by mutual consent. During the year interest of £2,901 (2019 - £3,250) was received in respect of this loan.

Management commission of £9,221 (2019 - £15,744) was payable and was still outstanding at the year-end, to CSJ Investment Ltd (a company with common directors).

A donation of £25,000 (2019: £25,000) was received from by the company from its wholly-owned subsidiary.