

**REGISTERED CHARITY NUMBER: 1071797**

Report of the Trustees and  
Audited Financial Statements for the Year Ended 31 March 2022  
for  
BIALA SYNAGOGUE TRUST

BIALA SYNAGOGUE TRUST

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for the Year Ended 31 March 2022

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BIALA SYNAGOGUE TRUST

Reference and Administrative Details  
for the Year Ended 31 March 2022

<b>TRUSTEES</b>	Mr L Rabinowitz Mrs M Rabinowitz Mr M Freund
<b>PRINCIPAL ADDRESS</b>	32 Leadale Road London N16 6DA
<b>REGISTERED CHARITY NUMBER</b>	1071797
<b>AUDITORS</b>	Khadka Accountancy Services Ltd Statutory Auditors 220 The Vale London NW11 8SR

## BIALA SYNAGOGUE TRUST

### Report of the Trustees for the Year Ended 31 March 2022

The trustees present their report with the financial statements of the charity for the year ended 31 March 2022. 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**

##### **Charitable objectives**

The objective of the charity are:

to foster, assist and promote the charitable activities of any institution professing and teaching the principles of traditional Judaism

to advance religion in accordance with the Jewish faith:

to undertake, accept, execute and administer, without any remuneration, any charitable trust and to give philanthropic aid to the Jewish needy;

##### **Aims, objectives and activities for 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. In doing so, the charity has complied with its duty to act for public benefit in accordance with section 4 of The Charities Act 2011.

The charity was set up to support the activities of religious Jewish organisations especially in the field of education and relief of poverty. The trustees identify institutions and organisations which meet its criteria and regularly support these institutions and organisations. To this effect the trustees to ensure the objective of the charity are being met.

The charity is also committed to the relief of poverty and assist needy Jewish families financially and also through distribution of basic needs.

##### **Grantmaking**

The Trustees are approached for donations by a charitable institutions operating all over Britain and also abroad. The trustees consider all requests which they receive and make donations based on the level of funds available. In making donations the trustees use their personal knowledge of the institutions, its representatives, operational efficiency and reputation. The trustees monitor the application of the Donations by meeting with representatives of the institutions and obtaining information as to the utilisation of funds.

#### **ACHIEVEMENT AND PERFORMANCE**

##### **Charitable activities**

The main areas of charitable activity are the provision of financial support to Jewish organisations engaged in education, advancement of religion in accordance with the Jewish faith and to give philanthropic aid to Jewish needy. The demands on the charity's funds were much higher than expected in the current year, and incoming resources were lower to previous year, resulting in a decrease in the charity's revenue reserves. The trustee expect the demands to increase in future years resulting in future calls on past reserves.

the charity is reliant on the income from investments, and voluntary income from companies connected with the trustees. Income from voluntary donations was lower than expected and investment income was lower than previous year. With the demand on funds being similar to last year £738,915 (2021 £1154,061) the charity was able to finance its operations from incoming resources in the current year totalling £592,350 (2021 £570,012) and the excess was funded from past reserves and sale of an investment property.

## BIALA SYNAGOGUE TRUST

### Report of the Trustees for the Year Ended 31 March 2022

#### **FINANCIAL REVIEW**

##### **Financial position**

The trustees acknowledge their responsibility for risk identification process. Which comprises an annual review of the principal risks and uncertainties to which the charity is exposed, in particular those to the operation and finances of the charity

The establishment of policies, systems and procedures to mitigate those risks identified in the annual review and the implementation of procedures designed to minimise or manage any potential impact on the charity should those risk materialise.

The principal risks to which the charity is exposed are:

- Liabilities arising from property investment activities
- Tenants defaults
- Damage to property from flood, fire or terrorist action
- Planning construction and letting risk in relation to redevelopment activity
- The availability of liquid funds to make grants and donations
- The economic cycle generally

The trustees seeks to manage or mitigate such risks wherever possible through such measures as insurance, tenant screening and monitoring, rigorous reviews of acquisition and investment opportunities, external expert advice, monitoring cash and regular monitoring of the economic outlook.

##### Financial risk management and policy

The Charity holds financial instruments in order to achieve main objectives. They being:

- to finance its operations
- to manage its exposure to interest risk arising from operations and from its sources of finance
- for generating funds.

In addition various financial instruments ( e g trade debtors, trade creditors, accruals and prepayments) arise directly from the charities operations.

##### Credit risk

The charity monitors credit risk closely and considers that its current policies of credit risk checks meets its objectives of managing exposure to credit risk. The charity has no significant concentration of credit risk. Amounts shown in the balance sheet best represents the maximum credit exposure in the event other parties fail to perform their obligations under the financial instruments. It is recognised that systems can only provide reasonable but not absolute assurance that major risks have been adequately managed.

##### **Investment policy and objectives**

In accordance with the deed of trust, the trustees have the power to invest in such stocks, shares, other investments including properties in the UK as they see fit. Income arising from the investments should be used for charitable purpose.

##### **Reserves policy**

It is the policy of the charity to maintain unrestricted funds, which are the free reserves of the charity, at a level which equates to approximately six months unrestricted expenditure. This provides sufficient funds cover management and administration and support costs. Unrestricted funds were maintained at this level throughout the year.

##### **Going concern**

The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

BIALA SYNAGOGUE TRUST

Report of the Trustees  
for the Year Ended 31 March 2022

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

All current Trustees are ordinary members and no honorary members have been appointed. The charity is run by the trustees.

New trustees are appointed based on personal competence, specialist skills, local availability and those who are able to promote the charitable activities of any institution professing and teaching the principles of traditional Judaism and the advancement of the religion in accordance with the Jewish faith. New trustees are inducted into the workings of the charity by the current trustees.

All trustees give their time voluntarily and no benefits or expenses were paid to them during the year.

**Organisational structure**

Unless and until otherwise determined by the charity the board of trustees shall consist of no less than two and not more than ten trustees. None of the trustees have any beneficial interest in the trust.

**Related party transactions**

Details of transactions with Related Parties are disclosed in Note 22 to the Financial Statements.

**TRUSTEES' RESPONSIBILITY STATEMENT**


The trustees 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) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed 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 charity and of the incoming resources and application of resources, including the income and expenditure, of the charity 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;
- state whether applicable 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 business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. 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.

Approved by order of the board of trustees on ...28<sup>th</sup> JANUARY '23... and signed on its behalf by:



.....  
Mrs M Rabinowitz - Trustee

Report of the Independent Auditors to the Trustees of  
BIALA SYNAGOGUE TRUST

**Opinion**

We have audited the financial statements of BIALA SYNAGOGUE TRUST (the 'charity') for the year ended 31 March 2022 which comprise the Statement of Financial Activities, the Statement of Financial Position, the Statement of Cash Flows 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), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2022 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of 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 charity 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**

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 charity'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.

**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 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.

**Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Report of the Independent Auditors to the Trustees of  
BIALA SYNAGOGUE TRUST

**Responsibilities of trustees**

As explained more fully in the Trustees' Responsibilities Statement, the trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

**Our responsibilities for the audit of the financial statements**

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the trust through discussion with the trustees and identified which were most significant with respect to the financial statements. We identified Charities Act 2011, Charities SORP (FRS102), Financial Reporting Standard 102,, The Landlord and tenant Act and Health & Safety Regulations as being most significant to these financial statements. We communicated these identified frameworks amongst our audit team and remained alert to any indications of non-compliance throughout the audit. We ensured that the engagement team had sufficient competence and capability to identify or recognise non- compliance with laws and regulations.
- We discussed with the trustees the policies and procedures regarding compliance with the legal and regulatory framework.
- We assessed the susceptibility of the charity's financial statements to material misstatement due to non-compliance with legal and regulatory framework, including how fraud might occur, by enquiry with the trustees during the planning and finalisation stages of our audit and by using proprietary disclosure checklists. The susceptibility to such material misstatement was determined to be low.
- Based on this understanding we designed our audit procedures to identify non-compliance with the identified legal and regulatory framework, which were part of our procedures on the related financial statement items. Our procedures included reviewing the charity's internal controls policies and procedures, reviewing the minutes of trustees meetings and correspondence with regulatory bodies including charity commission, testing transactions outside the normal course of the business and journal entries, and discussions with the trustees.

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](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Independent Auditors.

Report of the Independent Auditors to the Trustees of  
BIALA SYNAGOGUE TRUST

**Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

*Khadka*

Khadka Accountancy Services Ltd  
Statutory Auditors  
220 The Vale  
London  
NW11 8SR

Date: ..... 28 / 01 / 2023 .....

**BIALA SYNAGOGUE TRUST**

**Statement of Financial Activities  
for the Year Ended 31 March 2022**

	Notes	Unrestricted fund £	Endowment fund £	31.3.22 Total funds £	31.3.21 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies	3	445,810	-	445,810	428,477
Investment income	4	<u>146,540</u>	<u>-</u>	<u>146,540</u>	<u>141,535</u>
<b>Total</b>		592,350	-	592,350	570,012
<b>EXPENDITURE ON</b>					
<b>Raising funds</b>					
Investment management costs	5	<u>39,486</u>	<u>-</u>	<u>39,486</u>	<u>45,974</u>
		39,486	-	39,486	45,974
<b>Charitable activities</b>					
Donations to charities	6	451,971	-	451,971	820,736
Other		<u>247,458</u>	<u>-</u>	<u>247,458</u>	<u>287,351</u>
<b>Total</b>		738,915	-	738,915	1,154,061
Net gains on investments		<u>-</u>	<u>-</u>	<u>-</u>	<u>84,068</u>
<b>NET INCOME/(EXPENDITURE)</b>		(146,565)	-	(146,565)	(499,981)
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>		13,369,169	597,275	13,966,444	14,466,425
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><u>13,222,604</u></u>	<u><u>597,275</u></u>	<u><u>13,819,879</u></u>	<u><u>13,966,444</u></u>


The notes form part of these financial statements

**BIALA SYNAGOGUE TRUST**

**Statement of Financial Position**  
**31 March 2022**

	Notes	Unrestricted fund £	Endowment fund £	31.3.22 Total funds £	31.3.21 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	14	11,190,584	597,275	11,787,859	11,838,466
Investment property	15	<u>2,538,536</u>	-	<u>2,538,536</u>	<u>2,538,536</u>
		13,729,120	597,275	14,326,395	14,377,002
<b>CURRENT ASSETS</b>					
Debtors: amounts falling due within one year	16	7,609	-	7,609	23,194
Prepayments and accrued income		-	-	-	8,043
Cash at bank		<u>31,869</u>	-	<u>31,869</u>	<u>8,732</u>
		39,478	-	39,478	39,969
<b>CREDITORS</b>					
Amounts falling due within one year	17	(228,398)	-	(228,398)	(95,668)
<b>NET CURRENT ASSETS</b>					
		<u>(188,920)</u>	-	<u>(188,920)</u>	<u>(55,699)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>					
		13,540,200	597,275	14,137,475	14,321,303
<b>CREDITORS</b>					
Amounts falling due after more than one year	18	(317,596)	-	(317,596)	(354,859)
<b>NET ASSETS</b>					
		<u>13,222,604</u>	<u>597,275</u>	<u>13,819,879</u>	<u>13,966,444</u>
<b>FUNDS</b>					
Unrestricted funds:	21				
General fund				13,222,604	13,369,169
Endowment funds:					
Endowment funds				<u>597,275</u>	<u>597,275</u>
<b>TOTAL FUNDS</b>					
				<u>13,819,879</u>	<u>13,966,444</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 28/1/23 and were signed on its behalf by:

  
 .....  
 Mr L Rabinowitz - Trustee

The notes form part of these financial statements

BIALA SYNAGOGUE TRUST

Statement of Cash Flows  
for the Year Ended 31 March 2022

	Notes	31.3.22 £	31.3.21 £
<b>Cash flows from operating activities</b>			
Cash generated from operations	1	(83,471)	(451,262)
Interest paid		<u>(17,768)</u>	<u>(19,801)</u>
Net cash used in operating activities		<u>(101,239)</u>	<u>(471,063)</u>
<b>Cash flows from investing activities</b>			
Purchase of tangible fixed assets		(1,106)	(51,408)
Sale of investment property		<u>-</u>	<u>530,773</u>
Net cash (used in)/provided by investing activities		<u>(1,106)</u>	<u>479,365</u>
<b>Cash flows from financing activities</b>			
New loans in year		164,000	10,000
Loan repayments in year		<u>(37,263)</u>	<u>(33,447)</u>
Net cash provided by/(used in) financing activities		<u>126,737</u>	<u>(23,447)</u>
		<hr/>	<hr/>
<b>Change in cash and cash equivalents in the reporting period</b>		24,392	(15,145)
<b>Cash and cash equivalents at the beginning of the reporting period</b>	2	<u>7,477</u>	<u>22,622</u>
<b>Cash and cash equivalents at the end of the reporting period</b>	2	<u>31,869</u>	<u>7,477</u>

The notes form part of these financial statements

**BIALA SYNAGOGUE TRUST**

**Notes to the Statement of Cash Flows**  
**for the Year Ended 31 March 2022**

**1. RECONCILIATION OF NET EXPENDITURE TO NET CASH FLOW FROM OPERATING ACTIVITIES**

	31.3.22	31.3.21
	£	£
<b>Net expenditure for the reporting period (as per the Statement of Financial Activities)</b>	(146,565)	(499,981)
<b>Adjustments for:</b>		
Depreciation charges	51,713	68,998
Losses on investments	-	(84,068)
Interest paid	17,768	19,801
Decrease in debtors	23,628	4,465
(Decrease)/increase in creditors	<u>(30,015)</u>	<u>39,523</u>
<b>Net cash used in operations</b>	<b><u>(83,471)</u></b>	<b><u>(451,262)</u></b>

**2. ANALYSIS OF CASH AND CASH EQUIVALENTS**

	31.3.22	31.3.21
	£	£
Notice deposits (less than 3 months)	31,869	8,732
Overdrafts included in bank loans and overdrafts falling due within one year	<u>-</u>	<u>(1,255)</u>
<b>Total cash and cash equivalents</b>	<b><u>31,869</u></b>	<b><u>7,477</u></b>

**3. ANALYSIS OF CHANGES IN NET DEBT**

	At 1.4.21	Cash flow	At 31.3.22
	£	£	£
<b>Net cash</b>			
Cash at bank	8,732	23,137	31,869
Bank overdraft	<u>(1,255)</u>	<u>1,255</u>	<u>-</u>
	<u>7,477</u>	<u>24,392</u>	<u>31,869</u>
<b>Debt</b>			
Debts falling due within 1 year	(33,447)	(164,000)	(197,447)
Debts falling due after 1 year	<u>(354,859)</u>	<u>37,263</u>	<u>(317,596)</u>
	<u>(388,306)</u>	<u>(126,737)</u>	<u>(515,043)</u>
<b>Total</b>	<b><u>(380,829)</u></b>	<b><u>(102,345)</u></b>	<b><u>(483,174)</u></b>

The notes form part of these financial statements

## BIALA SYNAGOGUE TRUST

### Notes to the Financial Statements for the Year Ended 31 March 2022

#### 1. GENERAL INFORMATION

Biala Synagogue trust is a charitable trust registered in England and Wales (charity no. 1071797. The charity's registered address is 32 Leadale Road, London, N16 6DA. A description of the nature of the nature of the charity's operations and its principal activities is disclosed in the Trustees' Report accompanying the financial statements.

#### 2. 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.

The financial statements are modified to include certain items at fair value. The financial statements are presented in sterling which is the functional currency of the charity.

##### **Critical accounting judgements and key sources of estimation uncertainty**

###### **Property valuation**

The valuation of the charity's property portfolio is inherently subjective, depending on many factors, including the individual nature of each property, its location and expected future net rental values, market yields and comparable market transactions. Therefore the valuation are subject to a degree of uncertainty and are made on the basis of assumptions which may not prove to be accurate, particularly in periods of difficult economic conditions. All the properties are normally valued by external valuers with appropriate qualifications and experience. Internal valuation is carried out by experienced trustees.

###### **Income recognition**

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.

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

Donated facilities and donated professional services are recognised in income at their fair value when their economic benefit is probable, it can be measured reliably and the charity has control over the item. Fair value is determined on the basis of the value of the gift to the charity. For example, the amount the charity would be willing to pay in the open market for such facilities and services. A corresponding amount is recognised in expenditure.

No amount is included in the financial statements for volunteer time in line with the SORP. .

Investment income is earned through holding assets for investment purposes such as property. It includes rent. Rental income is recognised as the charity's right to receive payment is established. Other income includes other income such as gains on disposal of investment property.

## BIALA SYNAGOGUE TRUST

### Notes to the Financial Statements - continued for the Year Ended 31 March 2022

#### **2. ACCOUNTING POLICIES - continued**

##### **Expenditure recognition**

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.

##### **Charitable activities**

Charitable activities are only recognised in the financial statements when paid. The charitable donations have been detailed in a separate Schedule of Charitable Donations. Copies of this schedule are available to the public by writing to the Trustees, Rabbi L Rabinowitz, Biala Synagogue Trust, 32 Leadale Road, London N16 6DA by Registered Post.

##### **Governance costs**

Governance cost include costs of the preparation and audit of financial statements and recognised on an accruals basis.

##### **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	- not provided
Plant and machinery	- 25% on reducing balance
Fixtures and fittings	- 25% on reducing balance

##### **Investment property**

Investment properties are shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

##### **Taxation**

The charity is an exempt charity within the meaning of schedule 3 of the Charities Act 2011.

##### **Deferred tax provision**

A provision for deferred tax is not provided for the charity, it is exempt from tax due to its charitable status on the basis that all income and gains will be applied solely for qualifying charitable purposes.

##### **Fund accounting**

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

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

Endowment funds represent those assets which must be held permanently by the charity, principally investments. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the fund. Investment management charges relating to the fund are charged against unrestricted fund.

## BIALA SYNAGOGUE TRUST

Notes to the Financial Statements - continued  
for the Year Ended 31 March 2022

### 2. ACCOUNTING POLICIES - continued

#### **Liability recognition**

Liabilities are recognised as soon as there is a legal or constructive obligation committing the Charity to pay out resources, it is probable that a transfer of economic benefits will be required in settlement and the amount can be measured or estimated reliably.

### 3. DONATIONS AND LEGACIES

	31.3.22	31.3.21
	£	£
Donations	<u>445,810</u>	<u>428,477</u>
	<u>445,810</u>	<u>428,477</u>

Income from donation was £445,810 ( 2021 - £428,477). There was no income from legacies. None of the income was attributable to endowments and restricted funds. All was attributable to unrestricted funds.

### 4. INVESTMENT INCOME

	31.3.22	31.3.21
	£	£
Rents receivable	122,040	141,535
Lease Premium received	<u>24,500</u>	<u>-</u>
	<u>146,540</u>	<u>141,535</u>

Income from investment properties was £141,535 (2020 - £176,140). None of the rental income was attributable to endowments or restricted funds. All rental income was attributable to unrestricted funds.

### 5. INVESTMENT MANAGEMENT COSTS

	31.3.22	31.3.21
	£	£
Light and Heat	288	-
Rent collection	12,078	6,456
Property repairs	19,381	33,325
Properties insurance	<u>7,739</u>	<u>6,193</u>
	<u>39,486</u>	<u>45,974</u>

**BIALA SYNAGOGUE TRUST**

Notes to the Financial Statements - continued  
for the Year Ended 31 March 2022

**6. CHARITABLE ACTIVITIES COSTS**

	Direct Costs (see note 7) £	Grant funding of activities (see note 8) £	Totals £
Donations to charities	<u>297,845</u>	<u>154,126</u>	<u>451,971</u>

**7. DIRECT COSTS OF CHARITABLE ACTIVITIES**

	31.3.22 £	31.3.21 £
Synagogue Event costs	292,176	340,925
Religious books & periodicals	<u>5,669</u>	<u>21,011</u>
	<u>297,845</u>	<u>361,936</u>

These are cost incurred during the year in organising charitable events at the Synagogue.

**8. GRANTS PAYABLE**

	31.3.22 £	31.3.21 £
Donations to charities	<u>154,126</u>	<u>458,800</u>

The charity has during the year made charitable donations to various institutions and individuals and the donations have been made for general charitable purposes. Disclosure of the various institutions would seriously prejudice the charity and its recipients. See note 22 for related party transactions.

The charitable donations have been detailed in a Schedule of Charitable Donations. Copies of this schedule are available to the public by writing to the trustee Rabbi L Rabinowitz, Biala Synagogue Trust, 32 Leadale Road, London N16 6 DA by Registered post.

**9. SUPPORT COSTS**

	Management £	Finance £	Governance costs £	Totals £
Other resources expended	<u>215,937</u>	<u>3,253</u>	<u>10,500</u>	<u>229,690</u>

**BIALA SYNAGOGUE TRUST**

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 March 2022**

**9. SUPPORT COSTS - continued**

Support costs are those that assist the work of the charity but do not directly represent charitable activities and include office costs, governance costs, administrative payroll costs. They are incurred directly in support of expenditure on the objects of the charity.

Support costs, included in the above, are as follows:

	31.3.22	31.3.21
	Other	Total
	resources	activities
	expended	
	£	£
Wages	4,120	3,627
Rates and water	8,641	2,160
Insurance	7,592	11,857
Light and heat	87,460	79,476
Telephone & internet	1,399	1,420
Postage and stationery	4,549	19,047
Legal & Professional cost	8,839	4,950
Computer & IT costs	3,394	2,648
Repairs and Renewals	37,340	40,901
Sundries	450	1,454
Photocopier rental	440	2,563
Depreciation of tangible and heritage assets	51,713	68,998
Bank charges	3,253	2,683
Auditors' remuneration	<u>10,500</u>	<u>11,000</u>
	<u>229,690</u>	<u>252,784</u>

**10. AUDITORS' REMUNERATION**

	31.3.22	31.3.21
	£	£
Fees payable to the charity's auditors for the audit of the charity's financial statements	<u>10,500</u>	<u>11,000</u>

**11. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 March 2022 nor for the year ended 31 March 2021.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 March 2022 nor for the year ended 31 March 2021.

**BIALA SYNAGOGUE TRUST**

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 March 2022**

**12. STAFF COSTS**

	31.3.22	31.3.21
	£	£
Wages and salaries	<u>4,120</u>	<u>3,627</u>
	<u>4,120</u>	<u>3,627</u>

The average monthly number of employees during the year was as follows:

	31.3.22	31.3.21
Administrative staff	<u>1</u>	<u>1</u>

No employees received emoluments in excess of £60,000.

**13. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted fund £	Endowment fund £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	428,477	-	428,477
Investment income	<u>141,535</u>	-	<u>141,535</u>
<b>Total</b>	570,012	-	570,012
<b>EXPENDITURE ON</b>			
<b>Raising funds</b>			
Investment management costs	<u>45,974</u>	-	<u>45,974</u>
	45,974	-	45,974
<b>Charitable activities</b>			
Donations to charities	820,736	-	820,736
Other	<u>287,351</u>	-	<u>287,351</u>
<b>Total</b>	1,154,061	-	1,154,061
Net gains on investments	<u>84,068</u>	-	<u>84,068</u>
<b>NET INCOME/(EXPENDITURE)</b>	(499,981)	-	(499,981)
<b>RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>	13,869,150	597,275	14,466,425
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u>13,369,169</u>	<u>597,275</u>	<u>13,966,444</u>

**BIALA SYNAGOGUE TRUST**

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 March 2022**

**14. TANGIBLE FIXED ASSETS**

	Freehold property £	Plant and machinery £	Fixtures and fittings £	Computer equipment £	Totals £
<b>COST</b>					
At 1 April 2021	11,632,711	63,702	473,485	3,854	12,173,752
Additions	-	-	-	1,106	1,106
At 31 March 2022	<u>11,632,711</u>	<u>63,702</u>	<u>473,485</u>	<u>4,960</u>	<u>12,174,858</u>
<b>DEPRECIATION</b>					
At 1 April 2021	-	26,799	306,286	2,201	335,286
Charge for year	-	9,225	41,799	689	51,713
At 31 March 2022	-	<u>36,024</u>	<u>348,085</u>	<u>2,890</u>	<u>386,999</u>
<b>NET BOOK VALUE</b>					
At 31 March 2022	<u>11,632,711</u>	<u>27,678</u>	<u>125,400</u>	<u>2,070</u>	<u>11,787,859</u>
At 31 March 2021	<u>11,632,711</u>	<u>36,903</u>	<u>167,199</u>	<u>1,653</u>	<u>11,838,466</u>

**15. INVESTMENT PROPERTY**

	£
<b>FAIR VALUE</b>	
At 1 April 2021 and 31 March 2022	<u>2,538,536</u>
<b>NET BOOK VALUE</b>	
At 31 March 2022	<u>2,538,536</u>
At 31 March 2021	<u>2,538,536</u>

The fair value of the investment properties has been arrived at on the basis of the valuation carried out at 31 March 2022 by the Charity's Trustees who is considered to have the experience and expertise required to undertake such an exercise. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties in the same location. The latest professional valuation of the investment properties was carried out at 31 March 2017 by external professionally qualified valuers.

BIALA SYNAGOGUE TRUST

Notes to the Financial Statements - continued  
for the Year Ended 31 March 2022

**16. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.3.22	31.3.21
	£	£
Trade debtors	<u>7,609</u>	<u>23,194</u>

**17. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.3.22	31.3.21
	£	£
Bank loans and overdrafts (see note 19)	33,447	34,702
Trade creditors	9,451	32,611
Other creditors	<u>185,500</u>	<u>28,355</u>
	<u>228,398</u>	<u>95,668</u>

**18. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	31.3.22	31.3.21
	£	£
Bank loans (see note 19)	<u>317,596</u>	<u>354,859</u>

**19. LOANS**

An analysis of the maturity of loans is given below:

	31.3.22	31.3.21
	£	£
Amounts falling due within one year on demand:		
Bank overdrafts	-	1,255
Bank loans	33,447	33,447
Melba Estates Ltd	<u>164,000</u>	<u>-</u>
	<u>197,447</u>	<u>34,702</u>
Amounts falling between one and two years:		
Bank loans - 1-2 years	<u>84,100</u>	<u>-</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>104,831</u>	<u>106,331</u>
Amounts falling due in more than five years:		
Repayable by instalments:		
Bank loans more 5 year by instalments	128,665	164,428
Repayable otherwise than by instalments:		
Bank loans more 5 years non-instalment	<u>-</u>	<u>84,100</u>

## BIALA SYNAGOGUE TRUST

### Notes to the Financial Statements - continued for the Year Ended 31 March 2022

#### **20. SECURED DEBTS**

The following secured debts are included within creditors:

	31.3.22	31.3.21
	£	£
Bank overdraft	-	1,255
Bank loans	<u>351,043</u>	<u>388,306</u>
	<u>351,043</u>	<u>389,561</u>

All bank loans are made by Lloyds Bank Plc, the loans are secured by a legal charge on freehold properties owned by the charity as follows:

14-16 Northdown Road, Cliftonville, Margate, Kent CT 9 1 QQ, 89 Olinda Road, London N 16 6 TS  
177-181 Charminster Road, Charminster, Bournemouth, Dorset BH 8 9 RQ, 62-64 Bargates, Christchurch, BH 23 1 QE, 879/881 Wimbourne Road, Moordown, Bournemouth BH 9 2 BJ,  
25, 27, 29 & 31 High Street, Pembury, Tunbridge Wells, Kent TN2 4PH, 123 Ashley Road, Boscombe, Bournemouth, Hants BH 1 4 NH, 47 Moundfield Road, London N 16 6 AT

#### **21. MOVEMENT IN FUNDS**

	At 1.4.21	Net Movement in funds	At 31.3.22
	£	£	£
<b>Unrestricted funds</b>			
General fund	13,369,169	(146,565)	13,222,604
<b>Endowment funds</b>			
Endowment funds	597,275	-	597,275
<b>TOTAL FUNDS</b>	<u>13,966,444</u>	<u>(146,565)</u>	<u>13,819,879</u>

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

	Incoming Resources	Resources expended	Movement in funds
	£	£	£
<b>Unrestricted funds</b>			
General fund	592,350	(738,915)	(146,565)
<b>TOTAL FUNDS</b>	<u>592,350</u>	<u>(738,915)</u>	<u>(146,565)</u>

BIALA SYNAGOGUE TRUST

Notes to the Financial Statements - continued  
for the Year Ended 31 March 2022

**21. MOVEMENT IN FUNDS - continued**

**Comparatives for movement in funds**

	At 1.4.20 £	Net Movement in funds £	At 31.3.21 £
<b>Unrestricted funds</b>			
General fund	13,869,150	(499,981)	13,369,169
<b>Endowment funds</b>			
Endowment funds	597,275	-	597,275
<b>TOTAL FUNDS</b>	<u>14,466,425</u>	<u>(499,981)</u>	<u>13,966,444</u>

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

	Incoming Resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	570,012	(1,154,061)	84,068	(499,981)
<b>TOTAL FUNDS</b>	<u>570,012</u>	<u>(1,154,061)</u>	<u>84,068</u>	<u>(499,981)</u>

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

	At 1.4.20 £	Net Movement in funds £	At 31.3.22 £
<b>Unrestricted funds</b>			
General fund	13,869,150	(646,546)	13,222,604
<b>Endowment funds</b>			
Endowment funds	597,275	-	597,275
<b>TOTAL FUNDS</b>	<u>14,466,425</u>	<u>(646,546)</u>	<u>13,819,879</u>

## BIALA SYNAGOGUE TRUST

### Notes to the Financial Statements - continued for the Year Ended 31 March 2022

#### **21. MOVEMENT IN FUNDS - continued**

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 £
<b>Unrestricted funds</b>				
General fund	1,162,362	(1,892,976)	84,068	(646,546)
	<u>1,162,362</u>	<u>(1,892,976)</u>	<u>84,068</u>	<u>(646,546)</u>
<b>TOTAL FUNDS</b>	<u>1,162,362</u>	<u>(1,892,976)</u>	<u>84,068</u>	<u>(646,546)</u>

	Unrestricted fund £	Unrealised Fair value reserve £	Total funds £
Balance at 1 April 2021	12,237,498	1,131,671	13,369,169
Movement in funds for the year	(146,565)		(146,565)
Balance at 31 March 2022	£12,090,933	1,131,671	£13,222,604

Unrestricted funds at 31 March 2022 includes £1,131,671 of unrealised funds which are not available for distribution.

#### **22. RELATED PARTY DISCLOSURES**

##### Donations received

Included in donations received during the year the following donations received from related parties:

-Gilmour Benevolent Fund Limited made a donation of £15,000. The charitable company is a related party by virtue of Rabbi Leon Rabinowitz being a trustee and director of the company.

Lexton Investments Ltd made a donation of £45,000. One of the Trustee of the charity is also a director of the company.

Lowdale Properties Ltd made a donation of £25,000. One of the trustee of the charity is also a director of the company.

Gatwick Investments Ltd made a donation of £30,000. One of the trustee of the charity is also a director of the company.

- Melba Estates Limited made total donation of £5,000. Trustees Rabbi Leon Rabinowitz and Mrs Miriam Rabinowitz are directors and shareholders of Melba Estate Ltd.

There is no other related party transactions occurred during the year.

BIALA SYNAGOGUE TRUST

Detailed Statement of Financial Activities  
for the Year Ended 31 March 2022

	31.3.22 £	31.3.21 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Donations and legacies</b>		
Donations	<u>445,810</u>	<u>428,477</u>
	445,810	428,477
<b>Investment income</b>		
Rents receivable	122,040	141,535
Lease Premium received	<u>24,500</u>	<u>-</u>
	<u>146,540</u>	<u>141,535</u>
<b>Total incoming resources</b>	592,350	570,012
<b>EXPENDITURE</b>		
<b>Investment management costs</b>		
Light and Heat	288	-
Rent collection	12,078	6,456
Property repairs	19,381	33,325
Properties insurance	<u>7,739</u>	<u>6,193</u>
	39,486	45,974
<b>Charitable activities</b>		
Synagogue Event costs	292,176	340,925
Religious books & periodicals	5,669	21,011
Grants to institutions	<u>154,126</u>	<u>458,800</u>
	451,971	820,736
<b>Other</b>		
Bad debts	-	14,766
Bank loan interest	174	-
Interest payable	<u>17,594</u>	<u>19,801</u>
	17,768	34,567
<b>Support costs</b>		
<b>Management</b>		
Wages	4,120	3,627
Rates and water	8,641	2,160
Carried forward	12,761	5,787

This page does not form part of the statutory financial statements

BIALA SYNAGOGUE TRUST

Detailed Statement of Financial Activities  
for the Year Ended 31 March 2022

	31.3.22	31.3.21
	£	£
<b>Management</b>		
Brought forward	12,761	5,787
Insurance	7,592	11,857
Light and heat	87,460	79,476
Telephone & internet	1,399	1,420
Postage and stationery	4,549	19,047
Legal & Professional cost	8,839	4,950
Computer & IT costs	3,394	2,648
Repairs and Renewals	37,340	40,901
Sundries	450	1,454
Photocopier rental	440	2,563
Plant and machinery	9,225	12,301
Fixtures and fittings	41,799	55,733
Computer equipment	689	964
	<u>215,937</u>	<u>239,101</u>
<b>Finance</b>		
Bank charges	3,253	2,683
<b>Governance costs</b>		
Auditors' remuneration	<u>10,500</u>	<u>11,000</u>
Total resources expended	<u>738,915</u>	<u>1,154,061</u>
<b>Net expenditure before gains and losses</b>	(146,565)	(584,049)
<b>Realised recognised gains and losses</b>		
Realised gains/(losses) on investment property	<u>-</u>	<u>84,068</u>
<b>Net expenditure</b>	<u>(146,565)</u>	<u>(499,981)</u>

This page does not form part of the statutory financial statements