Charity Registration No 1135122 (England and Wales)

Company registration number 06962088 (England and Wales)

BEIS TRANA SCHOOL OF LONDON LIMITED

A CHARITABLE INCORPORATED ORGANISATION

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

BEIS TRANA SCHOOL OF LONDON LIMITED
A CHARITABLE INCORPORATED ORGANISATION
LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	J Koenig D Berger Y M Ciment
Secretary	J Koenig
Charity number (England and Wales)	Charity Registration No 1135122
Company number	06962088
Registered office	186 Upper Clapton Road London E5 9DH

BEIS TRANA SCHOOL OF LONDON LIMITED
A CHARITABLE INCORPORATED ORGANISATION
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BEIS TRANA SCHOOL OF LONDON LIMITED
A CHARITABLE INCORPORATED ORGANISATION
TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)
FOR THE YEAR ENDED 31 DECEMBER 2025

The trustees present their annual report and financial statements for the year ended 31 December 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)".

Objectives and activities
The charity's objects are set out in its governing document and are the advancement of education and training throughout the world, and such other charitable purposes as the trustees may from time to time authorise.

Significant activities
The main activity of the charity is the operation of Beis Trana School of London.

Over the course of the year, the School continued to provide independent education for Orthodox Jewish girls in North London. With 268 pupils, the School plays an important role in local education provision.

The School is regulated by Ofsted, and reports for the school are available on Ofsted's website. The School is also regulated by the local authority through which it receives Early Years payments for children in the Early Years department.

Public benefit
The trustees are aware of the requirement of the charity to meet its charitable objects in a way that provides a public benefit and are confident that the charity meets this requirement.

Financial review

Principal funding sources
The school generates its income from donations, voluntary contributions from the community and the parent body and childcare fees.

Reserves policy
The trustees wish to achieve a position where the charity on an annual basis is able to generate enough income to at least cover expenditure. The trustees wish to achieve a position where there is a small reserve to cover contingencies, but acknowledges that it will be some time before this is achieved. The trustees are confident that in the event of urgent unforeseen costs arising it is likely to be able to draw on charitable support from within the community.

Structure, governance and management

Governing document
The charity, which runs the Beis Trana School of London, is a charitable company limited by guarantee as defined by the Companies Act 2006 and is governed by its Memorandum and Articles of Association. There are three trustees who are responsible for governance, who also are involves in various operational aspects of the charity.

Recruitment and appointment of new trustees
The trustees may in time choose to elect new trustees as set out in the Articles of Association. The trustees are responsible for appointing the Head teachers who run the School, who in turn appoint frontline teaching staff and also contribute to long term planning and strategy of the charity.

Reference and Adminstrative Details

Registered Company Number
06962088 (England and Wales)

Registered office
186 Upper Clapton Road
London
E5 9DH

Trustees
J Koenig
D Berger
Y M Ciment

Company Secretary
J Koenig

Auditors
Higgisons Chartered Accountants
Higgison House
381-383 City Road
London
EC1V 1NW

Auditor
In accordance with the company's articles, a resolution proposing that be reappointed as auditor of the company will be put at a General Meeting.

The trustees' report was approved by the Board of Trustees.

J Koenig
Trustee

Date: 23/09/26

BEIS TRANA SCHOOL OF LONDON LIMITED
A CHARITABLE INCORPORATED ORGANISATION
STATEMENT OF TRUSTEES' RESPONSIBILITIES
FOR THE YEAR ENDED 31 DECEMBER 2025

The trustees, who are also the directors of Beis Trana School of London Limited for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year 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 charitable company for that year.

In preparing these financial statements, the trustees are required to:
- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

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.

BEIS TRANA SCHOOL OF LONDON LIMITED
A CHARITABLE INCORPORATED ORGANISATION
INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF BEIS TRANA SCHOOL OF LONDON LIMITED

Opinion

We have audited the financial statements of Beis Trana School of London Limited (the 'charity') for the year ended 31 December 2025 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2025 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; 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 *Auditor's 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 other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

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

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, the trustees, who are also the directors of the charity for the purpose 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 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 charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

"Irregularities, including fraud are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud.

A further description of our responsibilities is available on the Financial Reporting Council's website at: https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

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 auditor's 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.

Ian Shillinglaw (Senior Statutory Auditor)
For and on behalf of , Statutory Auditor
Higgisons Chartered Accountants
Eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006
Higgison House
381-383 City Road
London EC1V 1NW
24 September 2026

BEIS TRANA SCHOOL OF LONDON LIMITED
A CHARITABLE INCORPORATED ORGANISATION
STATEMENT OF FINANCIAL ACTIVITIES
INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Income from:							
Donations and legacies	3	9,682	421,961	431,643	379,963	210,186	590,149
Charitable activities		787,229	134,538	921,767	960,768	-	960,768
Investments	4	196,580	-	196,580	182,803	-	182,803
Total income		993,491	556,499	1,549,990	1,523,534	210,186	1,733,720
Expenditure on:							
Raising funds	5	269,314	-	269,314	358,480	-	358,480
Charitable activities		656,472	555,575	1,212,047	1,257,883	126,731	1,384,614
Total expenditure		925,786	555,575	1,481,361	1,616,363	126,731	1,743,094
Net gains/(losses) on investments	9	-	-	-	-	48,750	48,750
Net income and movement in funds		67,705	924	68,629	(92,829)	132,205	39,376
Reconciliation of funds:							
Fund balances at 1 January 2025		30,575	4,161,896	4,192,471	123,404	4,029,690	4,153,094
Fund balances at 31 December 2025		98,280	4,162,820	4,261,100	30,575	4,161,895	4,192,470

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

BEIS TRANA SCHOOL OF LONDON LIMITED
A CHARITABLE INCORPORATED ORGANISATION
BALANCE SHEET
AS AT 31 DECEMBER 2025

	Notes	2025 £	2025 £	2024 £	2024 £
Fixed assets					
Tangible assets	11		2,085,566		2,073,294
Investment property	12		2,400,000		2,400,000
			4,485,566		4,473,294
Current assets					
Debtors	13	57,583		51,576	
Cash at bank and in hand		786		17,293	
		58,369		68,869	
Creditors: amounts falling due within one year	15	(254,968)		(316,971)	
Net current liabilities			(196,599)		(248,102)
Total assets less current liabilities			4,288,967		4,225,192
Creditors: amounts falling due after more than one year	16		(11,617)		(16,472)
Provision for other liabilities	17		(16,250)		(16,250)
Net assets			4,261,100		4,192,470
The funds of the charity					
Restricted income funds	18		4,162,820		4,161,895
Unrestricted funds	19		98,280		30,575
			4,261,100		4,192,470

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 December 2025.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements under the requirements of the Companies Act 2006, for the year in question in accordance with section 476.

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

The financial statements were approved by the trustees on 23/09/26

J Koenig
Trustee

Y M Ciment
Trustee

Registered Company No 06962088 (England and Wales)

BEIS TRANA SCHOOL OF LONDON LIMITED
A CHARITABLE INCORPORATED ORGANISATION
STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	2025 £	2025 £	2024 £	2024 £
Cash flows from operating activities					
Cash (absorbed by)/generated from operations	21		(120,686)		53,418
Investing activities					
Purchase of tangible fixed assets		(31,273)		(61,276)	
Investment income received		196,580		182,803	
Net cash generated from investing activities			165,307		121,527
Financing activities					
Repayment of borrowings		(54,583)		40,583	
Repayment of bank loans		-		(221,603)	
Payment of finance leases obligations		(6,727)		19,478	
Net cash used in financing activities			(61,310)		(161,542)
Net (decrease)/increase in cash and cash equivalents			(16,689)		13,403
Cash and cash equivalents at beginning of year			17,293		3,890
Cash and cash equivalents at end of year			604		17,293
Relating to:					
Cash at bank and in hand			786		17,293
Bank overdrafts included in creditors payable within one year			(182)		-

1 Accounting policies

Charity information

Beis Trana School of London Limited is a private company limited by guarantee incorporated in England and Wales. The registered office is 186 Upper Clapton Road, London, E5 9DH.

1.1 Basis of preparation

These accounts have been prepared under the historical cost convention, as modified by the inclusion of charitable properties and fixed asset investment properties at valuation.
The financial statements have been prepared in accordance with the charity's governing document, the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)". The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

1 Accounting policies **(Continued)**

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Plant and equipment	20% reducing balance
Fixtures and fittings	20% reducing balance
Motor vehicles	25% reducing balance

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.10 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

1 Accounting policies **(Continued)**

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.11 Provisions

Provisions are recognised when the charity has a legal or constructive present obligation as a result of a past event, it is probable that the charity will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the reporting end date, taking into account the risks and uncertainties surrounding the obligation. Where the effect of the time value of money is material, the amount expected to be required to settle the obligation is recognised at present value. When a provision is measured at present value, the unwinding of the discount is recognised as a finance cost in net income/(expenditure) in the period in which it arises.

1.12 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.13 Leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessees. All other leases are classified as operating leases.

Assets held under finance leases are recognised as assets at the lower of the assets fair value at the date of inception and the present value of the minimum lease payments. The related liability is included in the balance sheet as a finance lease obligation. Lease payments are treated as consisting of capital and interest elements. The interest is charged to net income/(expenditure) for the year so as to produce a constant periodic rate of interest on the remaining balance of the liability.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Income from donations and legacies

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Donations and gifts	9,682	-	9,682	89,461	-	89,461
Grants	-	421,961	421,961	290,502	210,186	500,688
	9,682	421,961	431,643	379,963	210,186	590,149

4 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Rental income	196,511	182,803
Interest receivable	69	-
	196,580	182,803

5 Expenditure on raising funds

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Fundraising and publicity		
Support costs	269,314	358,480

6 Net movement in funds

	2025	2024
	£	£
The net movement in funds is stated after charging/(crediting):		
Fees payable for the audit of the charity's financial statements	5,100	4,800
Depreciation of owned tangible fixed assets	19,001	11,944

7 Trustees

J Koenig is the only trustee who received remuneration of amount £11,050 from the charity during the year.

8 Employees

The average monthly number of employees during the year was:

	2025	2024
	Number	Number
	115	165

Employment costs	2025	2024
	£	£
Wages and salaries	1,034,836	1,157,152

9 Gains and losses on investments

	Restricted funds 2025	Restricted funds 2024
Gains/(losses) arising on:	£	£
Revaluation of investment properties	-	48,750

10 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

11 Tangible fixed assets

	Freehold land and buildings	Plant and equipment	Fixtures and fittings	Motor vehicles	Total
	£	£	£	£	£
Cost					
At 1 January 2025	2,000,000	4,767	47,757	53,400	2,105,924
Additions	18,350	-	12,923	-	31,273
At 31 December 2025	2,018,350	4,767	60,680	53,400	2,137,197
Depreciation and impairment					
At 1 January 2025	-	4,486	9,891	18,253	32,630
Depreciation charged in the year	-	56	10,158	8,787	19,001
At 31 December 2025	-	4,542	20,049	27,040	51,631
Carrying amount					
At 31 December 2025	2,018,350	225	40,631	26,360	2,085,566
At 31 December 2024	2,000,000	281	37,866	35,147	2,073,294

12 Investment property

	2025
	£
Fair value	
At 1 January 2025 and 31 December 2025	2,400,000

The fair value of the investment property has been arrived at on the basis of a valuation carried out by the trustees.The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

13 Debtors

Amounts falling due within one year:	2025 £	2024 £
Trade debtors	2,002	46,633
Other debtors	50,642	-
Prepayments and accrued income	4,939	4,943
	57,583	51,576

14 Loans and overdrafts

	2025	2024
	£	£
Bank overdrafts	182	-
Other loans	-	54,583
	182	54,583
Payable within one year	182	54,583

15 Creditors: amounts falling due within one year

	Notes	2025	2024
		£	£
Bank overdrafts	14	182	-
Obligations under finance leases		4,514	6,386
Other borrowings		-	54,583
Trade creditors		13,984	42,369
Other creditors		236,288	213,633
		254,968	316,971

16 Creditors: amounts falling due after more than one year

	Notes	2025	2024
		£	£
Obligations under finance leases		11,617	16,472

17 Provisions for liabilities

	2025	2024
	£	£
Deferred tax	16,250	16,250

Movements on provisions:

	Deferred tax
	£
Additional provisions in the year	16,250

18 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 January 2025	Incoming resources	Resources expended	Gains and losses	At 31 December 2025
	£	£	£	£	£
	4,161,896	556,499	(555,575)	-	4,162,820

Previous year:	At 1 January 2024	Incoming resources	Resources expended	Gains and losses	At 31 December 2024
	£	£	£	£	£
	4,029,690	210,186	(126,731)	48,750	4,161,895

19 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 January 2025	Incoming resources	Resources expended	At 31 December 2025
	£	£	£	£
General funds	30,575	993,491	(925,786)	98,280

Previous year:	At 1 January 2024	Incoming resources	Resources expended	At 31 December 2024
	£	£	£	£
General funds	123,404	1,523,534	(1,616,363)	30,575

20 Related party transactions

There were no disclosable related party transactions during the year (2024 - none).

21 Cash (absorbed by)/generated from operations

	2025	2024
	£	£
Surplus for the year	68,629	39,376
Adjustments for:		
Investment income recognised in statement of financial activities	(196,580)	(182,803)
Fair value gains and losses on investment properties	-	(48,750)
Depreciation and impairment of tangible fixed assets	19,001	12,375
Movements in working capital:		
(Increase)/decrease in debtors	(6,007)	158,068
(Decrease)/increase in creditors	(5,729)	75,153
Cash (absorbed by)/generated from operations	(120,686)	53,419

22 Analysis of changes in net (debt)/funds

	At 1 January 2025	Cash flows	At 31 December 2025
	£	£	£
Cash at bank and in hand	17,293	(16,507)	786
Bank overdrafts	-	(182)	(182)
	17,293	(16,689)	604
Loans falling due within one year	(54,583)	54,583	-
Obligations under finance leases	(22,858)	6,727	(16,131)
	(60,148)	44,621	(15,527)