CHARITY REGISTRATION NUMBER: 1139436

Chovevei Torah Synagogue

Unaudited Financial Statements

31 March 2026

HAFFNER HOFF LTD
Accountants
2nd Floor - Parkgates
Bury New Road
Prestwich
Manchester
M25 0TL

Chovevei Torah Synagogue

Financial Statements

Year ended 31 March 2026

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Chovevei Torah Synagogue

Trustees' Annual Report

Year ended 31 March 2026

The trustees present their report and the unaudited financial statements of the charity for the year ended 31 March 2026.

Reference and administrative details

Registered charity name	Chovevei Torah Synagogue
Charity registration number	1139436
Principal office	1 Parksway Prestwich Manchester M25 0JE
The Trustees	Mrs F Levenberg M Levenberg J Warshawsky C Y Singer C Y Fulda
Independent examiner	Mr Howard Schwalbe ACA 2nd Floor - Parkgates Bury New Road Prestwich Manchester M25 0TL

Structure, governance and management

Chovevei Torah Synagogue is an unincorporated charity constituted under a trust deed dated 6 October 2010. It is a registered charity with a charity number being 1139436 and was registered as a charity on 22 December 2010.

Recruitment and appointment of new trustees would be in line with the trust deed and with the consent of the trustees. The criteria set for the suitable candidate would be someone who is sensitive to the needs and demands of the organisation.

There is no chief executive officer. The day to day affairs are undertaken by the trustees. All major decisions are taken collectively by the trustees and all the trustees give of their time freely. The trustees are unpaid and details of any related party transactions are disclosed as applicable in the notes to the accounts. The arrangements for setting the pay of the charity's employees are the sole domain of the trustees.

There are no policies for the induction or training of new trustees.

Risk review

The Trustees have assessed the major risks to which the charity is exposed, in particular those related to the operations and finances of the Trust, and are satisfied that systems are in place to manage our exposure to the major risks.

The risks faced by the trust are principally operational risks from ineffective grant making. These risks are managed by the trustees researching potential beneficiaries before granting donations.

Report back and review procedures strengthen these safeguards to ensure public benefit is achieved from all grants.

Objectives and activities

The objects of the charity are: (i) The advancement of the orthodox Jewish religion; (ii) Relief of poverty; (iii) advancement of education and (iv) general charitable purposes.

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 grant making policy for the year.

Grant making policy

The charity is funded by donations and investment income. The charity gives out grants in line with the above objects.

Grants made during the year are as detailed in the accounts.

The trustees consider they have met the public benefit test and outline these achievements below.

The trustees measure the success of achieving the stated aims by the number and value of grants paid out for each object. The grants paid out in the year are detailed in the notes to the accounts and the trustees consider they have met their aims successfully this year.

The trustees consider the shorter term aims to be similar to the longer term aims and assess the achievement of the charity in the same way.

Achievements and performance

The charity received £55,999 (2025:£53,284) in donations during the year. The charity paid out £55,532 (2025:£61,010) by way of grants. These grants were made in line with the stated objects of the charity and were for educational or relief of poverty purposes. The charity also paid out £4,629 (2025:£15,734) in direct charitable expenditure and £6,006 (2025:£7,181) in support costs.

The charity also had investment income receivable during the year amounting to £19,108 (2025:£18,808).

The charity has low governance costs comprising professional fees.

All other office costs are borne by the trustees.

Grants over £1,000 made during the year to institutions and individuals are as detailed in the accounts.

There were no material fundraising costs during the year.

Related party transactions are disclosed as applicable in the notes to the accounts.

There was a net income and net movement of funds for the year amounting to £8,940. This compares with 2025 where there was net expenditure and net movement of funds for the year amounting to £11,833.

Financial review

Investment performance
The investments of the charity have performed well in the year. The gross return on the investments amounted to almost 5%. This return is exceptional when compared to returns from bank deposits for which returns are far lower and do not allow for capital growth potential.

Reserves policy
The unrestricted fund represents the unrestricted funds arising from past operating results.

The trustees are satisfied that the balance of the fund is an acceptable level of reserves given the nature of revenue receipts against grants payable.

In considering the limited financial obligations of the charity, the trustees have resolved to maintain a minimum reserve roughly equal to the net current assets of the charity.

The trustees have considered the market value of the investment property. The trustees consider the holding value to be the fair value.

The trustees are delighted to have made many valuable contributions to the community as a result of this income and hope to be able to do so for many years to come.
The free reserves, represented by the net current assets of the charity stand at £19,156 (2025:£12,241), all of which are unrestricted.

The trustees' annual report was approved on 2 November 2026 and signed on behalf of the board of trustees by:

Mrs F Levenberg
Trustee

Chovevei Torah Synagogue

Independent Examiner's Report to the Trustees of Chovevei Torah Synagogue

Year ended 31 March 2026

I report to the trustees on my examination of the financial statements of Chovevei Torah Synagogue ('the charity') for the year ended 31 March 2026.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or

2. the financial statements do not accord with those records; or

3. the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

Mr Howard Schwalbe ACA
Independent Examiner

2nd Floor - Parkgates
Bury New Road
Prestwich
Manchester
M25 0TL

2 November 2026

Chovevei Torah Synagogue

Statement of Financial Activities

Year ended 31 March 2026

	Note	2026 Unrestricted funds £	2026 Total funds £	2025 Total funds £
Income and endowments				
Donations and legacies	**4**	55,999	55,999	53,284
Investment income	**5**	19,108	19,108	18,808
Total income		75,107	75,107	72,092
Expenditure				
Expenditure on charitable activities	**6,7**	66,167	66,167	83,925
Total expenditure		66,167	66,167	83,925
Net income/(expenditure) and net movement in funds		8,940	8,940	(11,833)
Reconciliation of funds				
Total funds brought forward		1,337,998	1,337,998	1,349,831
Total funds carried forward		1,346,938	1,346,938	1,337,998

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

The notes on pages 8 to 16 form part of these financial statements.

Chovevei Torah Synagogue

Statement of Financial Position

31 March 2026

	Note	2026 £	2025 £
Fixed assets			
Tangible fixed assets	**13**	980,888	978,863
Investments	**14**	396,288	396,288
		1,377,176	1,375,151
Current assets			
Cash at bank and in hand		20,716	13,741
Creditors: amounts falling due within one year	**15**	1,560	1,500
Net current assets		19,156	12,241
Total assets less current liabilities		1,396,332	1,387,392
Creditors: amounts falling due after more than one year	**16**	49,394	49,394
Net assets		1,346,938	1,337,998
Funds of the charity			
Unrestricted funds		1,346,938	1,337,998
Total charity funds	**17**	1,346,938	1,337,998

These financial statements were approved by the board of trustees and authorised for issue on 2 November 2026, and are signed on behalf of the board by:

Mrs F Levenberg
Trustee

The notes on pages 8 to 16 form part of these financial statements.

1. General information

The charity is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is 1 Parksway, Prestwich, Manchester, M25 0JE.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Charities Act 2011.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements did not require management to make judgements, estimates or assumptions that affect the amounts reported besides the valuation of fixed asset investments at the year end.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

3. Accounting policies *(continued)*

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

3. Accounting policies *(continued)*

Tangible assets *(continued)*

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Investments

Unlisted equity investments are initially recorded at cost, and subsequently measured at fair value. If fair value cannot be reliably measured, assets are measured at cost less impairment.

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

Investment property

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure.

Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in income or expenditure.

If a reliable measure of fair value is no longer available for an item of investment property, it shall be transferred to tangible assets and treated as such until it is expected that fair value will be reliably measurable on an on-going basis.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

3. Accounting policies *(continued)*

Financial instruments *(continued)*

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Donations and legacies

	Unrestricted Funds £	**Total Funds 2026 £**	Unrestricted Funds £	Total Funds 2025 £
Donations				
Donations	55,999	55,999	53,284	53,284

5. Investment income

	Unrestricted Funds £	**Total Funds 2026 £**	Unrestricted Funds £	Total Funds 2025 £
Income from investment properties	19,108	19,108	18,808	18,808

6. Expenditure on charitable activities by fund type

	Unrestricted Funds £	**Total Funds 2026 £**	Unrestricted Funds £	Total Funds 2025 £
Synagogue expenses	4,629	4,629	15,734	15,734
Charitable grants	55,532	55,532	61,010	61,010
Support costs	6,006	6,006	7,181	7,181
	66,167	66,167	83,925	83,925

7. Expenditure on charitable activities by activity type

	Activities undertaken directly £	Grant funding of activities £	Support costs £	**Total funds 2026 £**	Total fund 2025 £
Synagogue expenses	4,629	–	4,386	9,015	21,414
Charitable grants	–	55,532	–	55,532	61,010
Governance costs	–	–	1,620	1,620	1,501
	4,629	55,532	6,006	66,167	83,925

8. Analysis of support costs

	Analysis of support costs activity 1 £	**Total 2026 £**	Total 2025 £
General office	4,386	4,386	5,680
Governance costs	1,620	1,620	1,501
	6,006	6,006	7,181

9. Analysis of grants

	2026 £	2025 £
Grants to institutions		
Ahavas Chesed Trust	–	500
Busy Buddies	1,500	–
Grants under £1,000	–	1,000
The Prestwich Foundation	–	6,815
	1,500	8,315
Grants to individuals		
Grants to individuals	54,032	52,695
Total grants	55,532	61,010

10. Independent examination fees

	2026 £	2025 £
Fees payable to the independent examiner for:		
Independent examination of the financial statements	1,560	1,500

11. Staff costs

The average head count of employees during the year was Nil (2025: Nil).

No employee received employee benefits of more than £60,000 during the year (2025: Nil).

12. Trustee remuneration and expenses

One trustee was reimbursed £2,171 for travel during the year. No other remuneration or other benefits from employment with the charity or a related entity was received by any of the trustees.

13. Tangible fixed assets

	Freehold property £	Plant and machinery £	**Total £**
Cost			
At 1 April 2025	978,863	–	978,863
Additions	–	2,025	2,025
At 31 March 2026	978,863	2,025	980,888
Depreciation			
At 1 April 2025 and 31 March 2026	–	–	–
Carrying amount			
At 31 March 2026	978,863	2,025	980,888
At 31 March 2025	978,863	–	978,863

Freehold property represents a wholly owned building that the charity owns. This building has been renovated for use as a Synagogue.

14. Investments

	Investment properties £
Cost or valuation	
At 1 April 2025 and 31 March 2026	396,288
Impairment	
At 1 April 2025 and 31 March 2026	
Carrying amount	
At 31 March 2026	396,288
At 31 March 2025	396,288

All investments shown above are held at valuation.

Investment properties

Investment properties are made up of UK investment property wholly owned by the charity. The valuation is at fair value in the opinion of the trustees.

Other investments are made up of unlisted UK investments that are managed by a third party. The valuation is at fair value in the opinion of the third party managers.

15. Creditors: amounts falling due within one year

	2026 £	2025 £
Accruals and deferred income	1,560	1,500

16. Creditors: amounts falling due after more than one year

	2026 £	2025 £
Other creditors	49,394	49,394

Creditors falling due after more than one year relates to funds lent to the charity on an interest free basis by a trustee.

17. Analysis of charitable funds

Unrestricted funds

	At 1 April 2025 £	Income £	Expenditure £	**At 31 March 2026 £**
General funds	1,337,998	75,107	(66,167)	1,346,938

	At 1 April 2024 £	Income £	Expenditure £	At 31 March 2025 £
General funds	1,349,831	72,092	(83,925)	1,337,998

18. Analysis of net assets between funds

	Unrestricted Funds £	**Total Funds 2026 £**
Tangible fixed assets	980,888	980,888
Investments	396,288	396,288
Current assets	20,716	20,716
Creditors less than 1 year	(1,560)	(1,560)
Creditors greater than 1 year	(49,394)	(49,394)
Net assets	1,346,938	1,346,938

	Unrestricted Funds £	Total Funds 2025 £
Tangible fixed assets	978,863	978,863
Investments	396,288	396,288
Current assets	13,741	13,741
Creditors less than 1 year	(1,500)	(1,500)
Creditors greater than 1 year	(49,394)	(49,394)
Net assets	1,337,998	1,337,998

19. Related parties

At the year end the charity owed trustee Mrs F Levenberg £49,394. The loan is interest free.

Y Levenberg is a related party since he is the son and brother of trustees Mrs F Levenberg and M Levenberg respectively. During the year he received £800 from the charity for services as a lecturer.

During the year the total amount of aggregated related party donations was £4,500.

20. Taxation

Chovevei Torah Synagogue is a registered charity and therefore is not liable to income tax on income derived from its charitable activities, as it falls within the various exemptions available to registered charities.