REGISTERED COMPANY NUMBER: 09664506 (England and Wales)
REGISTERED CHARITY NUMBER: 1167231

C R AND I TRUST LIMITED
(A COMPANY LIMITED BY GUARANTEE)

REPORT OF THE TRUSTEES AND

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

Sugarwhite Meyer Accountants Ltd
First Floor
94 Stamford Hill
London
N16 6XS

C R AND I TRUST LIMITED

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FOR THE YEAR ENDED 31 DECEMBER 2025

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C R AND I TRUST LIMITED

REFERENCE AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 31 DECEMBER 2025

TRUSTEES	S M Itzinger S Itzinger A Freudenberger
REGISTERED OFFICE	First Floor 94 Stamford Hill London N16 6XS
REGISTERED COMPANY NUMBER	09664506 (England and Wales)
REGISTERED CHARITY NUMBER	1167231
INDEPENDENT EXAMINER	Sugarwhite Meyer Accountants Ltd First Floor 94 Stamford Hill London N16 6XS
BANKERS	Lloyds Bank plc 198-200 Marlowes Hemel Hempstead HP1 1BH

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2025

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 December 2025. 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).

Reference and administrative information
Reference and administrative information is shown on page 1 of the financial statements and forms part of this report.

OBJECTIVES AND ACTIVITIES
Objectives and activities for the public benefit
The objects of the charity are the advancement of the Orthodox Jewish Faith and the relief of poverty. The charity carries out its objects by grantmaking.

The trustees have considered the Charity Commission's general guidance on public benefit.

FINANCIAL REVIEW
Review of the year
The trustees are pleased with the results of the year. There was an increase in both income and expenditure and the charity had a surplus for the year.

Reserves policy
The trustees do not seek to maintain reserves, other than to ensure that they can continue the activities of the charity. Reserves at the year end were £976,984 (2024: £945,881), of which £63,372 (2024: £48,365) were free reserves.

FUTURE PLANS
The charity plans to continue its activities for the foreseeable future subject to satisfactory income.

STRUCTURE, GOVERNANCE AND MANAGEMENT
Constitution
The charity is constituted as a limited company and is governed by its Memorandum and Articles of Association dated 30 June 2015.

Organisational structure
The power to appoint new trustees is vested in the continuing board. New trustees are appointed based on personal competence, specialist skills and experience. They are inducted into the working of the charity by the current board and are given, in the view of the board, sufficient training to understand the nature of the charity and its working. They are also encouraged to read the Charity Commission's various publications on trustees.

Risk review
The trustees have confirmed that there are no major risks to which the charity is exposed.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on 26 October 2026 and signed on its behalf by:

S M Itzinger - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF C R AND I TRUST LIMITED

Independent examiner's report to the trustees of C R And I Trust Limited ('the Company')
I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 December 2025.

Responsibilities and basis of report
As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under Section 145(5) (b) of the 2011 Act.

Independent examiner's statement
I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

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.

E Meyer FCA BSc

Sugarwhite Meyer Accountants Ltd
First Floor
94 Stamford Hill
London
N16 6XS

26 October 2026

C R AND I TRUST LIMITED

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	2025 Unrestricted funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM			
Investment income	2	195,161	150,697
EXPENDITURE ON			
Raising funds	3	81,790	86,532
Charitable activities	4		
Grantmaking		80,180	54,650
Support costs		2,088	3,000
Total		164,058	144,182
NET INCOME		31,103	6,515
RECONCILIATION OF FUNDS			
Total funds brought forward		945,881	939,366
TOTAL FUNDS CARRIED FORWARD		976,984	945,881

The notes form part of these financial statements

BALANCE SHEET
31 DECEMBER 2025

	Notes	2025 Total funds £	2024 Total funds £
FIXED ASSETS			
Investment property	9	1,167,186	1,167,186
CURRENT ASSETS			
Debtors	10	455,023	449,023
Cash at bank		81,478	63,848
		536,501	512,871
CREDITORS			
Amounts falling due within one year	11	(18,106)	(15,483)
NET CURRENT ASSETS		518,395	497,388
TOTAL ASSETS LESS CURRENT LIABILITIES		1,685,581	1,664,574
CREDITORS			
Amounts falling due after more than one year		(708,597)	(718,693)
NET ASSETS		976,984	945,881
FUNDS	14		
Unrestricted funds:			
General fund		676,984	645,881
Fair value reserve		300,000	300,000
		976,984	945,881
TOTAL FUNDS		976,984	945,881

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2025 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

(a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and

(b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

The notes form part of these financial statements

BALANCE SHEET - continued
31 DECEMBER 2025

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

The financial statements were approved by the Board of Trustees and authorised for issue on 26 October 2026 and were signed on its behalf by:

S M Itzinger - Trustee

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Critical accounting judgements and key sources of estimation uncertainty
In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. These estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. The estimates and underlying assumptions are reviewed on an ongoing basis.

The valuation of investment properties 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 valuations 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 market or economic conditions.

Income
All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Income from investments is included in the year in which it is receivable.

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Support costs are those incurred to assist the work of the charity but are not direct charitable activities.

Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Investment property
Investment property, which is property held to earn rentals and/or for capital appreciation, 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 the Statement of Financial Activities.

Taxation
The charity is exempt from corporation tax on its charitable activities.

Financial instruments
The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

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

2. INVESTMENT INCOME

	2025 Unrestricted funds	2024 Total funds
	£	£
Rents received	145,161	90,697
Other income	-	10,000
Interest received	50,000	50,000
	195,161	150,697

3. RAISING FUNDS

Investment management costs

	2025 Unrestricted funds	2024 Total funds
	£	£
Management and letting fees	18,413	11,661
Rent and rates	13	953
Repairs and maintenance	12,509	15,222
Light and heat	361	419
Insurance	1,326	2,237
Legal and professional fees	-	299
Loan interest and finance costs	49,168	55,741
	81,790	86,532

4. CHARITABLE ACTIVITIES COSTS

	Grant funding of activities (see note 5)	Support costs (see note 6)	Totals
	£	£	£
Grantmaking	80,180	-	80,180
Support costs	-	2,088	2,088
	80,180	2,088	82,268

5. GRANTS PAYABLE

	2025	2024
	£	£
Grantmaking	80,180	54,650

The total grants paid to institutions during the year was as follows:

	2025	2024
	£	£
Advancement of religion	24,210	21,350
Relief of poverty	33,180	16,250
Advancement of education	17,000	7,750
Social Welfare	490	300
	74,880	45,650

5. GRANTS PAYABLE - continued

The Pesach Project (Chesed Charity Trust)	20,000
Chasdei Chaim Moishe	13,600
Binyen Torah Ltd	5,000
CMZ Ltd	5,000
Lehachzicom Uk	5,000
Machzikei Yeshive	5,000
North London Welfare Foundation	5,000
Others under £5,000	16,280
Total	74,880

The total grants paid to individuals during the year was as follows:

	2025	2024
	£	£
Relief of poverty	5,300	9,000

6. SUPPORT COSTS

	Finance	Governance costs	Totals
	£	£	£
Support costs	102	1,986	2,088

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

	2025 Support costs	2024 Total activities
	£	£
Bank charges	102	206
Independent examiner's fee	360	360
Independent examiner's other fees	960	1,080
General expenses	666	354
Legal and professional fees	-	1,000
	2,088	3,000

7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2025 nor for the year ended 31 December 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2025 nor for the year ended 31 December 2024.

8. AVERAGE STAFF NUMBERS

The average number of staff in the year was Nil (2024 - Nil).

9. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1 January 2025 and 31 December 2025	1,167,186
NET BOOK VALUE	
At 31 December 2025	1,167,186
At 31 December 2024	1,167,186

The fair value of investment properties has been arrived at on the basis of a valuation carried out by the trustees who 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.

10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Other debtors	455,023	449,023

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Bank loans and overdrafts (see note 12)	9,622	9,243
Trade creditors	3,228	864
Other creditors	3,936	3,936
Accruals and deferred income	1,320	1,440
	18,106	15,483

12. LOANS

An analysis of the maturity of loans is given below:

	2025	2024
	£	£
Amounts falling due within one year on demand:		
Bank loans	9,622	9,243
Amounts falling due between two and five years:		
Bank loans - 2-5 years	45,522	44,983
Amounts falling due in more than five years:		
Repayable by instalments:		
Bank loans more 5 yr by instal	663,075	673,710

13. SECURED DEBTS

The following secured debts are included within creditors:

	2025	2024
	£	£
Bank loans	718,219	727,936

The bank loans are secured by legal charges over the company's investment property.

14. MOVEMENT IN FUNDS

	At 1.1.25	Net movement in funds	At 31.12.25
	£	£	£
Unrestricted funds			
General fund	645,881	31,103	676,984
Fair value reserve	300,000	-	300,000
	945,881	31,103	976,984
TOTAL FUNDS	945,881	31,103	976,984

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	195,161	(164,058)	31,103
TOTAL FUNDS	195,161	(164,058)	31,103

Comparatives for movement in funds

	At 1.1.24	Net movement in funds	At 31.12.24
	£	£	£
Unrestricted funds	939,366	6,515	945,881
TOTAL FUNDS	939,366	6,515	945,881

14. MOVEMENT IN FUNDS - continued

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds	150,697	(144,182)	6,515
TOTAL FUNDS	150,697	(144,182)	6,515

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

	At 1.1.24	Net movement in funds	At 31.12.25
	£	£	£
Unrestricted funds	939,366	37,618	976,984
TOTAL FUNDS	939,366	37,618	976,984

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds	345,858	(308,240)	37,618
TOTAL FUNDS	345,858	(308,240)	37,618

15. RELATED PARTY DISCLOSURES

Other debtors (note 10) includes £405,023 (2024: £449,023) due from companies under common control. Interest received during the year amounted to £50,000 (2024: £50,000).

Other creditors (note 12) includes £460 due from a company under common control.