CHARITY REG. NO. 207490

TOTTENHAM DISTRICT CHARITY

REPORTS AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2026

TOTTENHAM DISTRICT CHARITY

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LEGAL AND ADMNISTRATION INFORMATION

Trustees:	Lorna Reith	Chair
	Toni Mallett	Vice Chair
	Dr. S. Whittle	
	Councillor S. Peacock	
	Cllr Kaushika Amin	
	Cllr Reg Rice	
	Cllr Mark Grosskopf	
	Bibi Khan	
	Cllr Ahmed Mahbub	
	Cllr Ibrahim Ali	
	Revd Jessica Swift	
Charity Number:	207490	
Address:	Tottenham District Charity PO Box 806 Northwich Cheshire CW9 9WQ	
Independent Examiner:	A A Boafo - Brewu, FCCA MBA Augustus & Co. Chartered Certified Accountants & Registered Auditors 374 Ley Street Ilford, Essex 1G1 4AE	
Investment Managers:	Gracechurch Wealth Management LLP EFX House 1 Boycott Avenue Oldbrook Milton Keynes MK6 2RW	
Bankers:	Barclays Bank PLC Wood Green London N22 6QQ	

TOTTENHAM DISTRICT CHARITY

Trustees Annual Report for the year ended 31 March 2026

The trustees submit their annual report together with the financial statements for the year ended 31 March 2026. The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's trust deed, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities in preparing theirs in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published on 16 July 2014.

Governing Document

The Charity was registered on 15 May 1962. It is governed by trust deed dated 21 October 1970 and 24 July 1980.

Objectives

The main objects of the charity are the provision of assistance in the form of grants to the poorer residents in Tottenham and those who are house bound due to sickness, particularly old people. In addition, the charity provides grants in the form of monthly pensions to the older and poorer residents in Tottenham, North London to supplement the State pension.

Review of Activities

The accounts for the year under review are attached. The main incomes of the charity are dividends from investments and rent from investment properties. The investments are a combination of Restricted and Unrestricted Funds. Income from investment properties, restricted and unrestricted funds are expended to achieve the objectives of the charity. The total income for the year under review was £115,404 and expenditure was £141,287.

Trustees Selection Method

The board of Trustees consist when complete of twelve persons made up of seven Nominative and five Co-optative Trustees. The Trustees are persons who through residence, occupation, or employment, or otherwise have special knowledge of Tottenham area. The Council of London Borough of Haringey appoints the Nominative Trustees for a term of four years. Co-optative Trustees are appointed for a term of five years by a resolution of the Trustees passed at a special meeting.

Achievement and Activities during the Year

The charity currently has around 113 active pensioners on its list who were paid £250 each in April and £250 in October. The maximum number of pensioners the charity can offer the pension at a time is 150 and they must be resident in Tottenham, North London. The total spent in pensions during the year under review amounted to £56,317. In addition, grant-in-aid totalling £45,305 was given out to approved applicants during the year for the provision of food and essential items to the poorest and most vulnerable in Tottenham.

How our activities deliver public benefits

Our main activities and who we try to help are as described in objectives and activities. All the charitable activities focus on those objectives to further our charitable purposes for the public benefit.

Reserve Policy

The current policy of the Charity is to distribute all income generated during the year to fulfil its objectives. The Trustees will review this policy from time to time. The current unrestricted reserve of the charity is £738,740.

Grant Making Policy

Grants are generally given to residents in Tottenham whose applications are assessed by the Grants Sub-Committee based on laid down criteria and conditions.

Plans for the future

The charity will continue in the foreseeable future to help alleviate the financial burden on the vulnerable and the old who are resident in Tottenham, North London.

Investment policy and performance

Tottenham District Charity Investment Portfolio - 2025/26 Financial Year

Over the past year, global financial markets have experienced high levels of volatility, particularly following the escalation of geopolitical tensions and the outbreak of conflict in Iran in late February. These developments led to significant shifts in the market, with traditional energy companies benefiting significantly from supply concerns and rising commodity prices. As ESG portfolios typically maintain limited or no exposure to fossil fuel-related companies, this dynamic created a notable disadvantage for sustainable investment strategies. Additionally, ESG-focused portfolios have also faced additional pressure due to their structural bias toward growth companies. 'Growth' focused equities have generally underperformed 'Value' over the period, further impacting returns. Moreover, increased geopolitical uncertainty has shifted policy priorities away from environmental and social initiatives, reducing near-term support for sustainable investments. These factors have collectively influenced the broader ESG sector since 2022 but have been particularly evident over the past six months.

Despite the headwinds we have faced, the portfolio has achieved a strong positive return over the year and to put this in context, we started the year with a portfolio valuation of **£1,971,913** and finished the year with a portfolio valued at **£2,088,208** which represents growth over the period of **6%.** To put the longer-term performance into perspective, the portfolio was initially invested in November 2016 and has to date grown by **64%**.

Although performance over the past year has been far from linear, it has been a solid year for the 'CAP Balanced Ethical Portfolio' overall, and given the challenging economic backdrop, we are happy with the level of return that the portfolio has achieved.

Risk management

The charity does not envisage any operational risk in view of its small size. The area of possible risk is return on investment and performance, but it is hoped that with the appointment of a professional financial advisor this is mitigated.

Statement of Trustees Responsibilities

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).
The law applicable to charities in England & Wales 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 of the charity for that period. In preparing these financial statements, the trustees are required to:

a) select suitable accounting policies and apply them consistently;
b) observe the methods and principles in the Charities SORP;
c) make judgments and estimates that are reasonable and prudent;
d) state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.
e) 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 sufficient 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 Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the charity and financial information included on the charity's website in accordance with legislation in the United Kingdom governing the preparation and dissemination of financial statements.

Declaration

I declare, in my capacity of charity trustee that:

1. The trustees have approved the report above on 3 / July 2026 and
2. Have authorised me to sign on their behalf

Name Lorna Reith
Position: Chair

TOTTENHAM DISTRICT CHARITY

Independent Examiner's Report to the Trustees of Tottenham District Charity

I report to the trustees on my examination of the financial statements of Tottenham District Charity ('the charity') for the year ended 31 March 2026 which comprise the Statement of Financial Activities, the Balance Sheet and related notes.

This report is made solely to the charity's trustees, as a body, in accordance with section 145 of the Charities Act 2011. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my work, for this report, or for the opinions I have formed.

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 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.

An independent examination does not involve gathering all the evidence that would be required in an audit and consequently does not cover all the matters that an auditor considers in giving their opinion on the financial statements. The planning and conduct of an audit goes beyond the limited assurance that an independent examination can provide. Consequently, I express no opinion as to whether the financial statements present a 'true and fair' view and my report is limited to those specific matters set out in the independent examiner's statement.

Independent examiner's statement

If the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. Your income for the year was below this amount. I confirm that I am qualified to undertake the examination because I am a member of ACCA which is one of the listed bodies.

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:

- accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the financial statements do not accord with those records; or
- 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 to enable a proper understanding of the financial statements to be reached.

A A Boafo – Brewu FCCA. MBA
Augustus & Co
Chartered Certified Accountants & Registered Auditor

374 Ley Street
Ilford
Essex IG1 4AE

Dated: 3 August 2026

TOTTENHAM DISTRICT CHARITY

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2026

	Notes	Unrestricted Funds	Endowment Fund	Total Funds 2026	Total Funds 2025
		£	£	£	£
Income and endowments					
Donations and legacies:					
Donations	2	-	-	-	210
Investment Income	3	115,404	-	115,404	185,290
Total Incoming resources		**115,404**	**-**	**115,404**	**185,500**
Expenditure					
Costs of raising funds:					
Investment management cost	4	15,903	-	15,903	14,017
Expenditure on charitable activities:					
Pensions	6	69,485	-	69,485	82,173
Grants	6	55,898	-	55,898	60,082
Sub Total		**125,384**	**-**	**125,384**	142,256
Total expenditure		**141,287**	**-**	**141,287**	**156,273**
Net income/(expenditure) before gains/(losses) on investments		(25,882)	-	(25,882)	29,228
Gains on Land Building	7	-	-	-	-
Gains/(loss) on Investment	8	25,759	90,536	116,295	- 33,285
Net movement in funds		(123)	90,536	90,413	- 4,058
Reconciliation of Funds					
Total Funds brought forward		-	-	-	-
Prior Year Adjustment		-	-	-	-
Total Funds brought forward		738,863	2,907,834	3,646,697	3,650,756
Fund balances carried forward at 31 March 2025	11	**738,740**	**2,998,370**	**3,737,110**	**3,646,697**

The Notes on pages 8 to 11 form part of these accounts

TOTTENHAM DISTRICT CHARITY

BALANCE SHEET AS AT 31 MARCH 2026

	Notes	Unrestricted Funds	Endowment Fund	Total Funds 2026	Total Funds 2025
		£	£	£	£
FIXED ASSETS:					
Tangible Assets	7	-	1,372,700	1,372,700	1,372,700
Investments	8	462,538	1,625,670	2,088,208	1,971,913
Total Fixed Assets		462,538	2,998,370	3,460,908	3,344,613
CURRENT ASSETS:					
Debtors	9	16,575	-	16,575	11,075
Cash at bank and in hand	9	266,089	-	266,089	297,268
Total Current Assets		282,664	-	282,664	308,344
LIABILITIES:					
Creditors: Amount falling due within one year	10	6,462	-	6,462	6,259
Net Current Assets		276,202	-	276,202	302,085
Net Assets		**738,740**	**2,998,370**	**3,737,110**	**3,646,698**
Total Funds of the charity	11				
Permanent Endowment Fund		-	2,998,370	2,998,370	2,907,834
Unrestricted funds		738,740	-	738,740	738,864
		738,740	**2,998,370**	**3,737,110**	**3,646,698**

Approved and Signed on behalf of Trustees on: 31 July 2026

Signature: _____

Lorna Reith - Chair

Signature: _____

Toni Mallett - Vice Chair

The Notes on pages 8 to 11 form part of these accounts

NOTES TO THE ACCOUNTS

1 Accounting Policies

a) ***Basis of preparation and assessment of going concern***

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on July 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102.

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

b) ***Funds structure policy***

The charity maintains a general unrestricted fund which represents funds which are expendable at the discretion of the trustees in furtherance of the objects of the charity.
Restricted funds have been provided to the charity for particular purposes, and it is the policy of the board of trustees to carefully monitor the application of those funds in accordance with the restrictions placed upon them.

c) ***Income recognition***

All income is recognised once the charity has entitlement to the income, there is sufficient certainty or receipt and so it is probable that the income will be received, and the amount of income received can be measured reliably.

Taxation

As a registered charity, the company is exempt from income and corporation tax to the extent that its income and gains are applicable to charitable purposes only. Value Added Tax is not recoverable by the company , and is therefore included in the relevant costs in the Statement of Financial Activities.

d) ***Investments***

Fixed assets investments are shown at market value at the balance sheet date.

e) ***Freehold Land Building***

The charity has three freehold propertries which are held for investment purposes. During the year under review, no valuation was undertaken by the charity's Honorary Valuer who is the Head of Corporate Property Services of London Borough of Haringey and a member of the Royal Institute of Chartered Surveryors (RICS)

f) ***Recognition of Expenditure***

Expenditure is recognised on an accural basis as a liability is incurred. Expenditure includes VAT as the charity is not registered for VAT and therefore is reported as part of the expenditure to which it relates.

- Costs of generating funds comprise the costs associated with attracting grant income.

- Charitable expenditure comprises those costs incurred by the Charity in the delivery of its activities for old residents in Tottenham area. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them. Support cost are therefore not shown separately in the statement of financial activities.

- Governance costs include those costs associated with meeting the constitutional and statutory requirements of the Charity and include the independent examiner fees and costs linked to the strategic management of the charity.

g) ***Realised gains and losses***

All gains and losses are taken to the statement of financial activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequently to the first day of the financial year.
Unrealised gains and losses are calculated as the diffirence between the fair value at the year end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

NOTES TO THE ACCOUNTS

		2026 £	2025 £
	Donations, legacies and Sundry Income:		
2	Donations	-	-
	Sundry Income	-	210
		-	-
3	**Investment income:**		
	Rent Receivable	111,475	122,259
	Dividends - Equities	-	60,000
	Interest on cash deposits	3,929	3,031
		115,404	**185,290**
4	**Investment management cost**		
	Investment management fees	15,903	14,017
		15,903	**14,017**

In 2026 all £15,903 (2025 £14,017) of investment management cost were attributed to endowment

5 Allocation of governance and other support costs

Since the charity has no employees all cost are allocated to governance costs

Governance costs	**2026** £	**2025** £
Secretarial Services	14,063	12,850
Accountancy & Bookkeeping	5,500	13,425
Independent Examiner's fee	2,808	2,808
Sundry Expenses	1,391	710
	23,762	**29,793**

6 Analysis of charitable expenditure

The charity undertakes its charitable activities through grant making to individuals and pensions to old age pensioners who should be resident in Tottenham, North London.

	Grant /Pension Funded activity	Governance cost	**2026** Total £	**2025** £
Funded from unrestricted fund				
Pensions/Bonus	56,317	13,168	69,485	82,173
Grants	45,305	10,593	55,898	60,082
	101,622	**23,762**	**125,384**	**142,255**

Governance costs are apportioned in proportion to the total cost of Pension and Grants

NOTES TO THE ACCOUNTS

7 **Tangible Fixed Assets**

Freehold Land & Buildings	708 High Rd London N17 £	710 High Rd. London N17 £	724-6 High Rd. London N17 £	TOTAL £
Value at 1 April 2025	450,600	296,600	625,500	1,372,700
Revaluation Gain/(Losses)	-	-	-	-
Value at 31 March 2026	**450,600**	**296,600**	**625,500**	**1,372,700**
Value at 31 March 2025	450,600	296,600	625,500	1,372,700

8 Fixed Asset Investments

Restricted Fund	**2026**	**2025**
Permanent Endowment Fund:	£	£
Market value brought forward at 1 April 2025	1,535,134	1,561,047
Prior Year Adjustment	-	-
Addition during the year	-	-
	1,535,134	1,561,047
Add: Net Gain/(Loss) on revaluation - Investments	90,536	(25,913)
Market value as at 31 March 2026	**1,625,670**	**1,535,134**
Unrestricted Fund		
Market value brought forward at 1 April 2025	436,779	444,151
Prior year adjustment	-	-
Net movement in Unrestricted Funds during year:	436,779	444,151
Add: Net Gain/(Loss) on revaluation - Investments - General Func	25,759	(7,373)
Market value as at 31 March 2026	**462,538**	**436,779**

Investment at market value comprised:	**2026**	**2025**
Equities	2,088,208	1,971,913
Total	**2,088,208**	**1,971,913**

9 Analyis of current assets

Debtors	**2026** £	**2025** £
Insurance & Rent income due - 710 High Road	-	-
Insurance & Rent income due - 708 High Road	-	6,250
Rent due - 724-726 High Road	16,575	4,825
Sundry Debtors	-	-
	16,575	11,075
Cash at bank	266,089	297,268
	282,664	**308,343**

Debtors and Cash at bank related to unrestricted funds.

10 **Creditors under 1 year**

Independent Examiner's fee	2,808	2,808
Professional Fee	3,654	3,506
	6,462	**6,314**

All creditors relate to unrestricted funds

NOTES TO THE ACCOUNTS

11 Analysis of charitable fund

Analysis of Fund Movements	Balance B/Fwd	Income	Expenditure	Transfers	Gain and (Losses)	Fund C/Fwd
	£			£	£	£
Permanent Endowment Fur	2,907,834	-	-	-	90,536	2,998,370
Urestricted Funds	738,863	115,404	141,287	-	25,759	738,740
	3,646,697	**115,404**	**141,287**	**-**	**116,295**	**3,737,110**

12 Employees' Remuneration

The charity had no employees during the year under review.

13 Related Party Transactions and Trustees' Remuneration & Expenses

No remuneration directly or indirectly out of the funds of the charity was paid or payable to any trustee or to any person or persons known to be connected with any of them.
No reimbursement of expenses has been made or is due to be made to any of the trustees in respect of the year.