REGISTERED COMPANY NUMBER: 01560314 (England and Wales)
REGISTERED CHARITY NUMBER: 282726

Report of the Trustees and

Financial Statements for the Year Ended 31 December 2025

for

Belljoe Tzedoko Limited

Martin + Heller
Chartered Accountants
and Registered Auditor
5 North End Road
London
NW11 7RJ

Belljoe Tzedoko Limited

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for the Year Ended 31 December 2025

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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).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charity was formed for the advancement of religion in accordance with the orthodox Jewish faith, and the relief of poverty.

Public benefit

The trustees confirm their compliance with the duty to have regard to the Public Benefit guidance published by the Charity Commission when reviewing the Charity's aims and objectives in planning future activities.

Grantmaking

Grants are made to charitable institutions and organisations which accord with objects of the Charity.

Volunteers

During the period, the charity did not have any volunteers to help with the objective of the Charity.

ACHIEVEMENTS AND PERFORMANCE

Development, activities and achievement this period

The trustees consider that the performance of the charity this year has been satisfactory. Substantial funds have been granted to institutions during the year.

The Statement of Financial Activities shows a net loss of £32,222 (excluding net gains on investments) after making total grants of £727,570 and the reserves stand at £14,475,148.

Investment performance

The trustees are currently satisfied with the investment performance of the assets. The Company has expanded its activities during the current year, and is always looking at opportunities. The current investment property portfolio is producing good results which enhances its charitable activities.

Internal and external factors

The trustees have made a full assessment of the internal and external factors that may affect these financial statements and do not deem any factors material enough to have an impact.

FINANCIAL REVIEW

Principal funding sources

Belljoe Tzedoko Limited has raised money through its investments. The returns from the investments have produced a satisfactory level of income.

Overall the charity has experienced a good year and hopes it will continue to do so next year.

Investment policy and objectives

Under the memorandum and articles of association, the charity has the power to make any investment, which the trustees see fit. The trustees have considered the most appropriate policy for investing funds and have found that investments in property meets their requirements to generate both income and capital growth.

Reserves policy

The charity does not maintain a reserve policy, as reserves are distributed when they become available, at the trustees' discretion. The present level of funding is adequate to support the continuation of its objects and the trustees consider the financial position of the charity to be satisfactory.

FUTURE PLANS

There are no significant future developments to report.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, the memorandum and articles of association, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006, the Charities Act 2011 and the Statement of Recommended Practice, "Accounting and Reporting by Charities", issued in March 2005. The company was formed on 8 May 1981. The charity is managed and controlled by the directors who are the trustees, who meet regularly.

Recruitment and appointment of new trustees

It is not the intention of the charity to appoint any new trustees. Should the situation change in the future, the trustees will apply suitable recruitment, induction and training procedures.

Organisational structure

The Chief Executive of the charity is Mr M Lobenstein, to whom day to day management of the charity has been delegated.

The entire board meets on a regular basis, at least quarterly, or more if required.

Wider network

At present Belljoe Tzedoko Limited does not consider itself part of a wider network.

Risk management

The trustees have identified and reviewed the major risks to which the charity is exposed. Both manual and automated checks are regularly invoked, particularly those relating to the operations and finance of the charity. The trustees are satisfied that these systems and procedures mitigate any perceived risks.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

01560314 (England and Wales)

Registered Charity number

282726

Registered office

5 North End Road
London
NW11 7RJ

Trustees

M Lobenstein
Mrs K H Lobenstein
B Lobenstein

Company Secretary

Mrs K H Lobenstein

Senior Statutory Auditor

Frank Martin FCA

REFERENCE AND ADMINISTRATIVE DETAILS

Auditors

Martin + Heller
Chartered Accountants
and Registered Auditor
5 North End Road
London
NW11 7RJ

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of Belljoe Tzedoko Limited for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year. Under that law, the trustees have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company 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.

AUDITORS

The auditors, Martin + Heller, will be proposed for re-appointment at the forthcoming Annual General Meeting.

Approved by order of the board of trustees on ..... and signed on its behalf by:

.....
M Lobenstein - Trustee

Opinion
We have audited the financial statements of Belljoe Tzedoko Limited (the 'charitable company') for the year ended 31 December 2025 which comprise the Statement of Financial Activities, the Statement of Financial Position, the Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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, including its income and expenditure, 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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company 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 charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information
The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006
In our opinion, based on the work undertaken in the course of the audit:
- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to take advantage of the small companies exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Trustees.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes 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 charitable company'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.

Our responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

- We assess compliance with applicable laws and regulations that could reasonably be expected to have a material effect on the financial statements. The key laws and regulations we have considered in this context included the Charities SORP (FRS 102). In addition, we have considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which may be fundamental to the company's ability to operate or to avoid a material penalty. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below. Based on the results of our risk assessment we designed our audit procedures to identify non-compliance with such laws and regulations identified above.We discussed with management the extent of compliance with those laws and regulations as part of our audit procedures.

- We address the risk of fraud through management override of controls, by obtaining an understanding of internal control and by designing audit procedures that are appropriate and sufficient. We evaluated the appropriateness of accounting policies used and the reasonableness of accounting estimates and judgements made by management. We identified and assessed any significant transactions that are unusual or outside the normal course of business, and we incorporated testing of manual journal entries and corrections into our audit approach.

-Our audit procedures were designed to identify and assess risks of material misstatement in the financial statements, whether due to fraud or error. The risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve collusion, forgery, omissions, misrepresentations, or management override of controls. We communicated identified laws and regulations and potential fraud risks to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit. The engagement partner considers the engagement team collectively had the appropriate competence and capabilities to identify or recognize non-compliance with laws and regulations.

-There are inherent limitations in the audit procedures described above and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentation, or through collusion. Our responsibility is to conclude whether the financial statements represent the underlying financial position and activities of the charity and to ensure that the overall content and presentation of the financial statements gives a fair view.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Frank Martin FCA (Senior Statutory Auditor)
for and on behalf of Martin + Heller
Chartered Accountants
and Registered Auditor
5 North End Road
London
NW11 7RJ

Date: .....

Belljoe Tzedoko Limited

Statement of Financial Activities
for the Year Ended 31 December 2025

	Notes	31.12.25 Unrestricted fund £	31.12.24 Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	2	1,500	-
Investment income	3	729,133	724,787
Total		730,633	724,787
EXPENDITURE ON			
Charitable activities	4		
Donations to institutions		727,570	993,892
Other		8,270	58,265
Total		735,840	1,052,157
Net gains/(losses) on investments		(27,015)	47,185
NET INCOME/(EXPENDITURE)		(32,222)	(280,185)
RECONCILIATION OF FUNDS			
Total funds brought forward		14,507,370	14,787,555
TOTAL FUNDS CARRIED FORWARD		14,475,148	14,507,370

The notes form part of these financial statements

Statement of Financial Position
31 December 2025

	Notes	31.12.25 Unrestricted fund £	31.12.24 Total funds £
FIXED ASSETS			
Investments			
Investments	11	963,953	1,041,639
Investment property	12	13,333,000	13,333,000
		14,296,953	14,374,639
CURRENT ASSETS			
Debtors	13	-	22,000
Prepayments and accrued income		1,846	1,807
Cash at bank		392,949	315,424
		394,795	339,231
CREDITORS			
Amounts falling due within one year	14	(216,600)	(206,500)
NET CURRENT ASSETS		178,195	132,731
TOTAL ASSETS LESS CURRENT LIABILITIES		14,475,148	14,507,370
NET ASSETS		14,475,148	14,507,370
FUNDS	16		
Unrestricted funds		14,475,148	14,507,370
TOTAL FUNDS		14,475,148	14,507,370

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 ..... and were signed on its behalf by:

.....
M Lobenstein - Trustee

The notes form part of these financial statements

Belljoe Tzedoko Limited

Statement of Cash Flows
for the Year Ended 31 December 2025

	Notes	31.12.25 £	31.12.24 £
Cash flows from operating activities			
Cash generated from operations	1	26,654	(336,447)
Net cash provided by/(used in) operating activities		26,654	(336,447)
Cash flows from investing activities			
Purchase of fixed asset investments		(19,500)	(7,000)
Sale of fixed asset investments		70,171	140,500
Net cash provided by investing activities		50,671	133,500
Change in cash and cash equivalents in the reporting period		77,325	(202,947)
Cash and cash equivalents at the beginning of the reporting period	2	315,424	518,371
Cash and cash equivalents at the end of the reporting period	2	392,749	315,424

The notes form part of these financial statements

Notes to the Statement of Cash Flows
for the Year Ended 31 December 2025

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

	31.12.25	31.12.24
	£	£
Net expenditure for the reporting period (as per the Statement of Financial Activities)	(32,222)	(280,185)
Adjustments for:		
Losses/(gain) on investments	27,015	(47,185)
Decrease in debtors	21,961	1,923
Increase/(decrease) in creditors	9,900	(11,000)
Net cash provided by/(used in) operations	26,654	(336,447)

2. ANALYSIS OF CASH AND CASH EQUIVALENTS

	31.12.25	31.12.24
	£	£
Notice deposits (less than 3 months)	392,949	315,424
Overdrafts included in bank loans and overdrafts falling due within one year	(200)	-
Total cash and cash equivalents	392,749	315,424

3. ANALYSIS OF CHANGES IN NET FUNDS

	At 1/1/25	Cash flow	At 31/12/25
	£	£	£
Net cash			
Cash at bank	315,424	77,525	392,949
Bank overdraft	-	(200)	(200)
	315,424	77,325	392,749
Total	315,424	77,325	392,749

The notes form part of these financial statements

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, with the exception of investments which are included at market value.

The presentation currency is £ Sterling to the nearest pound.

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.

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.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Charitable activities
All grants to institutions and individuals are recognised when paid, or when there is an obligation to make a donation.

Governance costs
Expenditure is accounted for on an accrual basis.

Investment property
Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

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

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Financial instruments
A financial asset or a financial liability is recognised on when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

continued...

1. ACCOUNTING POLICIES - continued

Financial instruments

Debt instruments are subsequently measured at amortised cost unless they are classified as receivable within one year in which case they are measured at the undiscounted amount of the cash or other consideration expected to be received net of impairment.

Financial liabilities that are classified as payable within one year are subsequently measured at the undiscounted amount of the case or other consideration expected to be paid.

Financial assets and liabilities are offset and the net amount reported in the Statement of Financial Position when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset or settle the liability simultaneously.

Investments
Investments in joint ventures are valued at cost. Potential impairment is reviewed every year, but no increase in market value is recognised.

2. DONATIONS AND LEGACIES

	31.12.25	31.12.24
	£	£
Donations	1,500	-

3. INVESTMENT INCOME

	31.12.25	31.12.24
	£	£
Rent received	700,000	700,000
Joint venture income	29,133	24,787
	729,133.	724,787

4. CHARITABLE ACTIVITIES COSTS

	Grant funding of activities (see note 5)	Support costs (see note 6)	Totals
	£	£	£
Donations to institutions	727,515	55	727,570

continued...

5. GRANTS PAYABLE

	31.12.25	31.12.24
	£	£
Donations to institutions	727,515	993,892

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

	31.12.25	31.12.24
	£	£
Miscellaneous grants totalling under £15,000 per recipient	380,865	537,390
Achisomoch Aid Co. Ltd	18,000	20,000
A T.I.M.E Limited	28,000	32,500
Marbeh Torah Trust	-	28,000
Manc. Hach Kaloh	-	15,000
Ben Amrom	-	20,000
Torah Vodaas Primary School	-	15,000
Amud Hatzdokoh Trust	23,625	-
Kids Care London	-	19'000
Teshuvoh Tefilloh Tzedokoh	15,000	32,500
North London Welfare & Educational Foundation	25,000	31,000
Chatzar Hakodesh Viznitz	-	30,000
Mosdos Hatorah Pnei Menachem	-	30,000
Comet Charities	-	25,000
JCOCI Educational Foundation	-	25,000
Keren Habinyan	-	25,000
Yeshiva Lezeirim	20,000	21,000
Beis Rochel Dsatmar	30,000	20,000
Talmud Torah	-	20,000
Yeshivo Horomo	-	20,000
Reb Shayeles	-	15,000
Lev Echod	30,000	-
Shalom Bonayich	30,000	-
The Chicken Soup	26,000	-
Ateres Kallah	20,025	-
Lezicron Bnei Schi	20,000	-
Tomchei Yotzei ANG	16,000	-
British Friends of Kupat Ha'ir	15,000	-
Gateshead Kehilla	15,000	-
Yad Miriam	15,000	-
	727,515	993,892

continued...

6. SUPPORT COSTS

	Finance	Governance costs	Totals
	£	£	£
Other resources expended	60	8,210	8,270
Donations to institutions	55	-	55
	115	8,210	8,325

7. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	31.12.25	31.12.24
	£	£
Auditors' remuneration	6,000	6,000
Other non-audit services	2,000	2,000

8. 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.

9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund
	£
INCOME AND ENDOWMENTS FROM	
Investment income	724,787
EXPENDITURE ON	
Charitable activities	
Donations to institutions	993,892
Other	58,265
Total	1,052,157
Net gains on investments	47,185
NET INCOME/(EXPENDITURE)	(280,185)
RECONCILIATION OF FUNDS	
Total funds brought forward	14,787,555

continued...

9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted fund £
TOTAL FUNDS CARRIED FORWARD	14,507,370

10. GAINS/(LOSSES) ON INVESTMENTS

	31.12.25 £	31.12.24 £
Net realised gains(losses) on sale of joint venture investments	(37,412)	47,185
	(37,412)	47,185

11. FIXED ASSET INVESTMENTS

	Joint venture investments £
MARKET VALUE	
At 1 January 2025	1,041,639
Additions	19,500
Disposals	(97,186)
At 31 December 2025	963,953
NET BOOK VALUE	
At 31 December 2025	963,953
At 31 December 2024	1,041,639

There were no investment assets outside the UK.

12. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1 January 2025 and 31 December 2025	13,333,000
NET BOOK VALUE	
At 31 December 2025	13,333,000
At 31 December 2024	13,333,000

continued...

12. INVESTMENT PROPERTY - continued

Fair value at 31 December 2025 is represented by:

	£
Valuation in 2023	5,879,146
Valuation in 2022	2,959,000
Cost	4,494,854
	13,333,000

Investment property was valued on an open market basis on 27 March 2023 by APC Consult Ltd. Chartered Surveyors.

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.25	31.12.24
	£	£
Completion monies due	-	19,500
Reserve fund contribution	-	2,500
	-	22,000

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.25	31.12.24
	£	£
Bank loans and overdrafts (see note 15)	200	-
VAT	33,400	23,500
Rent in advance	175,000	175,000
Accrued expenses	8,000	8,000
	216,600	206,500

15. LOANS

An analysis of the maturity of loans is given below:

	31.12.25	31.12.24
	£	£
Amounts falling due within one year on demand:		
Bank overdrafts	200	-

continued...

16. MOVEMENT IN FUNDS

	At 1/1/25 £	Net movement in funds £	At 31/12/25 £
Unrestricted funds			
General fund	14,507,370	(32,222)	14,475,148
TOTAL FUNDS	14,507,370	(32,222)	14,475,148

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	730,633	(735,840)	(27,015)	(32,222)
TOTAL FUNDS	730,633	(735,840)	(27,015)	(32,222)

Comparatives for movement in funds

	At 1/1/24 £	Net movement in funds £	At 31/12/24 £
Unrestricted funds			
General fund	14,787,555	(280,185)	14,507,370
TOTAL FUNDS	14,787,555	(280,185)	14,507,370

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	724,787	(1,052,157)	47,185	(280,185)
TOTAL FUNDS	724,787	(1,052,157)	47,185	(280,185)

continued...

16. MOVEMENT IN FUNDS - continued

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			
General fund	14,787,555	(312,407)	14,475,148
TOTAL FUNDS	14,787,555	(312,407)	14,475,148

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	1,455,420	(1,787,997)	20,170	(312,407)
TOTAL FUNDS	1,455,420	(1,787,997)	20,170	(312,407)

17. RELATED PARTY DISCLOSURES

During the year, transactions took place with related organisations, where some of the trustees of this charity also act as trustees/directors of the related organisations. These were as follows:

		2025 £	2024 £
Jaylow Supplies Ltd	Rent Received	700,000	700,000
Yad Miriam	Grants Paid	15,000	

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