

**THE RAPHAEL FRESHWATER**  
**MEMORIAL ASSOCIATION LIMITED**

Company No: 688212

**CONSOLIDATED**  
**FINANCIAL STATEMENTS**

for the year ended

31 MARCH 2025

**COHEN ARNOLD**  
CHARTERED ACCOUNTANTS  
& STATUTORY AUDITOR  
LONDON NW11 0PU

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**

**TRUSTEES**

Mr B S E Freshwater (Chairman)  
Mr S I Freshwater  
Mr R Fischer

**SECRETARIES**

Mr J S Southgate  
Mr M D E Bale

**REGISTERED OFFICE**

Freshwater House  
158-162 Shaftesbury Avenue  
LONDON WC2H 8HR

**AUDITORS**

Cohen Arnold  
New Burlington House  
1075 Finchley Road  
LONDON NW11 0PU

**PRINCIPAL BANKERS**

Barclays Bank plc

**COMPANY NUMBER**

688212

**REGISTERED CHARITY NUMBER**

313890

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**

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**FOR THE YEAR ENDED 31 MARCH 2025**

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**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**  
**(LIMITED BY GUARANTEE)**  
**TRUSTEES' REPORT**

The Governors, hereafter referred to as Trustees, who are also directors for the purposes of company law, have pleasure in presenting their Annual Report together with the Consolidated Financial Statements of the Charity for the year ended 31 March 2025.

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISORS**

The official name of the Charity is The Raphael Freshwater Memorial Association Limited, a company limited by guarantee. Its company registration number is 688212 and its registered charity number is 313890.

The registered address of the Charity is:

Freshwater House  
158 - 162 Shaftesbury Avenue  
LONDON WC2H 8HR

The Trustees of the Charity who served during the year and who are still in office are:

Mr B S E Freshwater (Chairman)  
Mr D Davis (Passed away on 1 May 2025)  
Mr S I Freshwater  
Mr R Fischer

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

The day to day affairs of the Charity are administered by an Executive Committee, the Chairman of which is Mr BSE Freshwater.

All Trustees give their time voluntarily and no benefits or expenses were paid to them during the year.

The Trustees are saddened to report the passing of Mr D Davis on 1 May 2025.

New trustees are appointed based on personal competence, specialist skills, availability and knowledge of and contact with institutions professing and teaching the principles of traditional Judaism and the advancement of religion in accordance with the Jewish faith. New trustees are inducted into the workings of the Charity by the existing trustees.

As the Charity is a charity limited by guarantee, its governing documents are its Memorandum and Articles of Association.

**Group Structure and Relationships**

The charity has the following non-charitable operating subsidiaries:-

Bastion Products Limited – a property investment company  
Brigade Properties Limited – a property investment company  
Charles Development Company Limited – a share investment company  
Cherry Orchard Properties Limited – a property investment company  
Delbast Corporation – a holding company of a 20% shareholding in a property investment company  
Endsleigh Court Services Limited – a property management company  
Kayville Properties Limited – a property investment company  
L K B Investments Limited – a property investment company  
LKB (Endsleigh) Limited – a property investment company  
Metropolitan Properties Co (Cloisters) Limited – a property investment company  
Newprop Company Limited – a property investment company

Certain of the Trustees of this Charity are also directors of the above companies.

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**  
**(LIMITED BY GUARANTEE)**  
**TRUSTEES' REPORT**

**STRUCTURE, GOVERNANCE AND MANAGEMENT (cont'd)**

**Related Party Transactions**

Details of transactions with 'Related Parties' are disclosed in Notes 10, 11, 12, 18, 19 and 22 to the Financial Statements.

**OBJECTIVES AND ACTIVITIES**

The Charity was established to support the activities of religious Jewish organisations recognised as charitable by English Law both in the United Kingdom and abroad, especially those in the field of education and relief of poverty. The Trustees regularly support a significant number of institutions and organisations both in the United Kingdom and abroad which meet the Charity's criteria.

The Charity is also supportive of organisations which are solely committed to the relief of poverty. Such organisations assist needy Jewish families through both financial and non-financial grants and distributions.

The Charity receives income from its investment properties, cash deposits, fixed asset listed investments and subsidiary and associated undertakings which it utilises in the provision and distribution of grants, donations and loans to organisations that fall within the objectives of the Charity.

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 the grant making policy for the year.

**TRUSTEES' RESPONSIBILITIES**

The Trustees are responsible for preparing the Trustees' Report and the Financial Statements in accordance with applicable law and regulations.

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 Group and Charity and the income and expenditure of the Group for that period.

In preparing these financial statements, the governors (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 accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

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

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**  
**(LIMITED BY GUARANTEE)**  
**TRUSTEES' REPORT**

## **AUDITORS**

The auditors, Cohen Arnold, are willing to continue in office and a resolution re-appointing them in accordance with Section 485 of the Companies Act 2006 and authorising the board to fix their remuneration will be proposed at the Annual General Meeting.

Each of the persons who is a Trustee at the date of approval of this report confirms that:

- so far as each Trustee is aware, there is no relevant audit information of which the Charity's auditor is unaware; and
- each Trustee has taken all steps that they ought to have taken as a Trustee to make themselves aware of any relevant audit information and to establish that the Charity's auditor is aware of that information.

## **STRATEGIC REVIEW**

The Trustees have prepared a strategic report which includes a review of the Group's business and future developments, a description of the principal risks and uncertainties facing the Group and key performance indicators.

## **STRATEGY AND BUSINESS MODEL**

The Charity invests in investment properties, cash deposits, fixed asset listed investments and subsidiary and associated undertakings to generate income with which it makes grants, donations and loans to charitable organisations and institutions that fall within the objectives of the Charity.

## **ACHIEVEMENTS AND PERFORMANCE**

During the year the Charity continued its philanthropic activities in support of religious, educational and other Charitable Institutions and the aggregate of donations made was £4,425,000 (2024: £4,754,000). Over 300 institutions and organisations were the recipients of the above donations.

No change in activities is envisaged in the immediate future.

In recent years, the Trustees have continued to support certain major projects which, during previous years, have received substantial financial grants from the Charity. At the present time the Trustees have entered into commitments for the financial support of colleges and institutions which is anticipated to absorb approximately £2,926,000 comprising Tangible Fixed Assets and other current assets made available by the Charity and the provision of financial support over the next five years (Note 16). Funds to meet these commitments have been set aside and are referred to as "Designated Funds" in the Financial Statements.

The financial results of the Charity and its Subsidiary Undertakings for the year ended 31 March 2025 are fully reflected in the attached Financial Statements together with the Notes thereon.

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**  
**(LIMITED BY GUARANTEE)**  
**TRUSTEES' REPORT**

## **FINANCIAL REVIEW**

### **Reserves Policy**

The Charity is required to maintain Reserves in order to ensure that it is in a position to continue its grant-making activities and cover contingencies of additional calls being made upon the Charity for support of organisations or institutions in times of need.

Consequently, the Trustees consider it appropriate to maintain 'Free Reserves' (unrestricted funds not committed or invested in Tangible Fixed Assets, Fixed Asset Investments or Loans to Subsidiary Undertakings) at a level which will not impinge on the Charity's ability to support Charitable Institutions.

As at 31 March 2025, the Charity has total funds of £107,534,000 (Group: £107,533,000). These funds include £82,367,000 (Group: £79,351,000) which arises from the revaluation of the Charity's investments and is not readily available for general purposes. The funds of the Charity and Group also include £2,926,000 of Designated Funds set aside for a Special Projects Fund, from which donations are made to various long-term charitable projects. Consequently, the Charity has reserves of £22,241,000 (Group: £25,256,000) after making allowances for the Designated Funds and reserves not readily available. These reserves include the Free Reserves of the Charity and are considered to be adequate and will be reviewed periodically by the Trustees.

### **Investment Policy**

Under the Memorandum and Articles of Association, the Charity has the power to make investments which the Trustees consider appropriate. The Trustees seek investments which, over a medium term, are anticipated to generate a dependable flow of income coupled with capital growth.

The Trustees consider the return on investments, in terms of both income and capital growth, given the challenging market conditions the Charity operates within, to be satisfactory.

### **Grant Making Policy**

The Charity makes Grants and Donations to Colleges and Institutions for the advancement of religion and education and to Institutions for the relief of poverty in accordance with the Charity's objectives. The recipient Institutions are based both in the United Kingdom and abroad.

In making Grants and Donations, the Trustees use their personal knowledge of the Institution, its representatives, operational efficiency and reputation. The Trustees monitor the application of the Grants and Donations by meeting with representatives of the Institutions and obtaining information as to the utilisation of funds.

During the current and prior year, the Grants and Donations made by the Charity were for the advancement of religion and education and for the relief of poverty.

### **Risk Management**

The Trustees have a risk management strategy which comprises an annual review of the principal risks and uncertainties to which the Charity is exposed, in particular those to the operations and finances of the Charity; the establishment of policies, systems and procedures to mitigate those risks identified in the annual review and the implementation of procedures designed to minimise or manage any potential impact on the Charity should those risks materialise.

The principal risks to which the Charity is exposed are:

- Liabilities arising from property investment activity
- Tenant defaults
- Damage to property from flood, fire or terrorist action
- Planning construction and letting risk in relation to redevelopment activity
- The availability of liquid funds to make grants and donations
- The economic cycle generally
- The macroeconomic environment

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**  
**(LIMITED BY GUARANTEE)**  
**TRUSTEES' REPORT**

**FINANCIAL REVIEW (cont'd)**

The Charity seeks to manage or mitigate such risks wherever possible through such measures as insurance, tenant screening and monitoring, rigorous reviews of acquisition and investment opportunities, external expert advice, monitoring cash and regular monitoring of the economic outlook.

Ultimately, the Trustees are not overly concerned as they can manage the level of donations according to the available reserves, taking into account the financial implications of the economic climate. The Trustees are satisfied that no adverse effects regarding property investment would impact the going concern status of the Charity.

**Key Performance Indicators (KPIs)**

The Trustees monitor the Group's performance progress against its strategic objectives and the financial performance of its operations on a regular basis. Performance is assessed against the strategy and expectations using financial and non-financial measures. The most significant KPIs used by the Group are as follows:

	2025	2024
Grants and donations paid out	£4.4 million	£4.8 million
Net rental income	£4.0 million	£3.4 million
Dividend income	£0.6 million	£0.6 million
Quoted and other investments	£15.7 million	£17.1 million
Investment property at fair value	£110.9 million	£108.7 million

**PLANS FOR THE FUTURE**

The Trustees plan to continue to make distributions in accordance with their grant making policy and ensure that the ability to generate sufficient income is maintained to achieve that end.

**FIXED ASSETS**

The movements in Fixed Assets are fully reflected in Notes 9 and 10 to the Financial Statements.

The Charity's investment properties are included in the Balance Sheet at fair value, as fully disclosed in Note 10 to the Financial Statements.

An independent professional revaluation of all the Group's properties was carried out at 31 March 2025 by Colliers International Property Advisers UK LLP, RICS Registered Valuers. The valuation figures are based on open market value assessed in accordance with the RICS Valuation - Current Global Standards (incorporating the International Valuation Standards).

**On Behalf of the Council**



Mr B S E Freshwater - Trustee

24 December 2025

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF**  
**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**  
**(LIMITED BY GUARANTEE)**

## **OPINION**

We have audited the financial statements of The Raphael Freshwater Memorial Association Limited (the 'charity') for the year ended 31 March 2025 which comprise the Consolidated Statement of Financial Activities, the Consolidated and Parent Charity Balance Sheets, the Group Cash Flow Statements and the related notes, 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, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Group's and Parent Charity's affairs as at 31 March 2025 and of the Group's 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;
- have been prepared in accordance with the requirements of the Companies Act 2006.

## **BASIS FOR OPINION**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## **CONCLUSIONS RELATING TO GOING CONCERN**

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

## **OTHER INFORMATION**

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. 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.

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF**  
**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**  
**(LIMITED BY GUARANTEE)**

**OTHER INFORMATION (cont'd)**

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 there is a material misstatement in the financial statements or a material misstatement of the other information. 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 trustees' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' report 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 charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

We have nothing to report in respect of the following matters in relation to which 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.

**RESPONSIBILITIES OF TRUSTEES**

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors 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 charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

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

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF**  
**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**  
**(LIMITED BY GUARANTEE)**

**AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS  
(cont'd)**

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 obtained an understanding of the legal and regulatory frameworks that are applicable to the group through discussion with the directors and senior management and identified financial reporting legislation, landlord legislation and charity legislation as being most significant to these financial statements.
- We communicated these identified frameworks amongst our audit team and remained alert to any indications of non-compliance throughout the audit. We ensured that the engagement team had sufficient competence and capability to identify or recognise non-compliance with the laws and regulations.
- We discussed with the directors and senior management the policies and procedures regarding compliance with these legal and regulatory frameworks.
- We assessed the susceptibility of the group's financial statements to material misstatement due to non-compliance with legal and regulatory frameworks, including how fraud might occur, by enquiry with the directors and senior management during the planning and finalisation phases stages of our audit and by using proprietary disclosure checklists. The susceptibility to such material misstatement was determined to be low.
- Based on this understanding, we designed our audit procedures to identify non-compliance with the identified legal and regulatory frameworks, which were part of our procedures on the related financial statement items.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF**  
**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**  
**(LIMITED BY GUARANTEE)**

**AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS**  
**(cont'd)**

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

**USE OF OUR REPORT**

This report is made solely to the charity'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 charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.



New Burlington House  
1075 Finchley Road  
LONDON  
NW11 0PU

BARRY LEIGH  
(Senior Statutory Auditor)  
For and on behalf of  
COHEN ARNOLD  
Chartered Accountants  
& Statutory Auditor

24 December 2025

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**  
**CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES**  
**(INCORPORATING THE CONSOLIDATED INCOME AND EXPENDITURE ACCOUNT)**  
**FOR THE YEAR ENDED 31 MARCH 2025**

		2025		2024	
		Unrestricted Funds		Unrestricted Funds	
	Note	£'000	£'000	£'000	£'000
<b>Income and Endowments from:</b>					
Donations and Grants Received			2,000		1,253
Investments:					
Income from Fixed Asset Investments			561		561
Interest Receivable and Similar Income			140		130
Rents and Charges Receivable			8,994		8,670
<b>Total Income</b>			<u>11,695</u>		<u>10,614</u>
<b>Expenditure on:</b>					
Raising Funds:					
Property Outgoings			(5,039)	(5,313)	
Interest Payable and Similar Charges	2		(5)	(10)	
Investment Management Costs			(111)	(102)	
Share of Loss of Associate			(59)	(585)	
Charitable Activities:					
Grants and Donations	3		(4,425)	(4,754)	
Payments from Special Projects Fund			(1,874)	(1,122)	
Expenditure Relating to Properties Held for Charitable Purposes			(42)	(39)	
Other:					
Governance Costs	4		(51)	(57)	
<b>Total Expenditure</b>			<u>(11,606)</u>	<u>(11,982)</u>	
<b>NET INCOME/(EXPENDITURE) BEFORE GAINS/(LOSSES) ON INVESTMENTS</b>			89		(1,368)
Net Gains/(Losses) on Investments:					
Disposal of Tangible Fixed Assets			4,730	-	
Disposal of Investment Property			343	393	
Valuation of Investment Property			2,197	(2,730)	
Valuation of Listed and Other Investments			(1,334)	709	
			<u>5,936</u>	<u>(1,628)</u>	
<b>NET INCOME/(EXPENDITURE) BEFORE TAX</b>	5		6,025		(2,996)
Taxation	7		(1,392)		66
<b>NET INCOME/(EXPENDITURE) FOR YEAR AND NET MOVEMENT IN FUNDS</b>			4,633		(2,930)
<b>Reconciliation of Funds:</b>					
Total Funds Brought Forward			<u>102,900</u>		<u>105,830</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>			<u>107,533</u>		<u>102,900</u>

The notes on pages 14 to 35 form part of these Financial Statements.

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**  
**CONSOLIDATED BALANCE SHEET AS AT 31 MARCH 2025**

		2025		2024	
	Note	£'000	£'000	£'000	£'000
<b>FIXED ASSETS</b>					
Tangible Assets	9		1,243		981
Investments	10		126,569		125,774
			<u>127,812</u>		<u>126,755</u>
<b>CURRENT ASSETS</b>					
Debtors	11	25,577		23,389	
Cash at Bank and in Hand		5,840		2,548	
		<u>31,417</u>		<u>25,937</u>	
<b>CREDITORS:</b> Amounts falling due within one year	12		<u>(28,021)</u>		<u>(27,036)</u>
<b>NET CURRENT ASSETS/(LIABILITIES)</b>			<u>3,396</u>		<u>(1,099)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			131,208		125,656
<b>CREDITORS:</b> Amounts falling due after more than one year	13		(4,743)		(4,857)
<b>PROVISIONS</b>	14		<u>(18,932)</u>		<u>(17,899)</u>
<b>TOTAL NET ASSETS</b>			<u>107,533</u>		<u>102,900</u>
<b>UNRESTRICTED FUNDS</b>					
Designated Funds	16		2,926		3,800
Other Charitable Funds	16		42,165		41,310
Non-Charitable Funds	16		62,442		57,790
<b>TOTAL UNRESTRICTED FUNDS</b>			<u>107,533</u>		<u>102,900</u>

The Financial Statements were approved by the Council on 24 December 2025 and signed on its behalf by

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**MR B S E FRESHWATER**  
**TRUSTEE**

Company Registration Number: 688212

The notes on pages 14 to 35 form part of these Financial Statements.

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**  
**(LIMITED BY GUARANTEE)**  
**BALANCE SHEET AS AT 31 MARCH 2025**

		2025		2024	
	Note	£'000	£'000	£'000	£'000
<b>FIXED ASSETS</b>					
Tangible Assets	9		1,243		981
Investments	10		97,011		95,752
			<u>98,254</u>		<u>96,733</u>
<b>CURRENT ASSETS</b>					
Debtors	11	13,308		13,097	
Cash at Bank and in Hand		5,720		2,458	
		<u>19,028</u>		<u>15,555</u>	
<b>CREDITORS:</b> Amounts falling due within one year	12	<u>(5,005)</u>		<u>(4,530)</u>	
<b>NET CURRENT ASSETS</b>			<u>14,023</u>		<u>11,025</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			112,277		107,758
<b>CREDITORS:</b> Amounts falling due after more than one year	13		<u>(4,743)</u>		<u>(4,857)</u>
<b>TOTAL NET ASSETS</b>			<u>107,534</u>		<u>102,901</u>
<b>UNRESTRICTED FUNDS</b>					
Designated Funds	16		2,926		3,800
Other Charitable Funds	16		104,608		99,101
<b>TOTAL UNRESTRICTED FUNDS</b>			<u>107,534</u>		<u>102,901</u>

The Financial Statements were approved by the Council on 24 December 2025 and signed on its behalf by

  
 .....  
**MR B S E FRESHWATER**  
**TRUSTEE**

Company Registration Number: 688212

The notes on pages 14 to 35 form part of these Financial Statements.

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**  
**CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

	Note	2025		2024	
		£'000	£'000	£'000	£'000
<b>Cash Flows from Operating Activities:</b>					
Net Cash used in Operating Activities	24	(6,581)		(3,354)	
Tax Recovered		71		79	
<b>Net Cash used in Operating Activities</b>			<b>(6,510)</b>		<b>(3,275)</b>
<b>Cash Flows from Investing Activities</b>					
Dividends, Interest and Rents from					
Investments		4,873		1,917	
Purchase of Tangible Assets		(271)		(159)	
Proceeds from Sale of Tangible Assets					
and Investments		5,083		393	
Purchase of Investments		8		(548)	
<b>Net Cash from Investing Activities</b>			<b>9,693</b>		<b>1,603</b>
<b>Cash Flows from Financing Activities</b>					
Interest Paid		(5)		(10)	
<b>Net Cash used in Financing Activities</b>			<b>(5)</b>		<b>(10)</b>
<b>CHANGE IN CASH AND CASH EQUIVALENTS IN THE YEAR</b>			<b>3,178</b>		<b>(1,682)</b>
<b>CASH AND CASH EQUIVALENTS AT 1 APRIL 2024</b>			<b>2,548</b>		<b>4,131</b>
<b>CHANGE IN CASH AND CASH EQUIVALENTS DUE TO EXCHANGE RATE MOVEMENTS</b>			<b>114</b>		<b>99</b>
<b>CASH AND CASH EQUIVALENTS AT 31 MARCH 2025</b>	<b>25</b>		<b>5,840</b>		<b>2,548</b>

The notes on pages 14 to 35 form part of these Financial Statements.

# THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 31 MARCH 2025

#### **1. ACCOUNTING POLICIES**

The charity is a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is 158-162 Shaftesbury Avenue, London, WC2H 8HR.

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.

The Consolidated Financial Statements incorporate the results of the Charity and its subsidiaries for the year ended 31 March 2025. These are adjusted, where appropriate, to conform to Group accounting policies.

The following accounting policies have been used consistently in the preparation of the Group's Financial Statements.

##### **1.1 BASIS OF ACCOUNTING**

The Financial Statements have been prepared under the Historical Cost Convention, as modified by the inclusion of fixed asset investments at fair value. The financial statements are prepared in sterling, which is the functional currency of the entity, and rounded to thousands.

The Trustees have concluded that it is appropriate for the financial statements to be prepared in accordance with the accounting principles appropriate to a going concern and that there is no material uncertainty to this position, as the Trustees have a reasonable expectation that the Charity has adequate resources under all plausible circumstances to continue in operational existence for the foreseeable future by meeting its liabilities and commitments as they fall due, based on available sources of finance.

Judgements made by the Trustees, in the application of these accounting policies that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are discussed in Note 23.

The Charity meets the definition of a public benefit entity under FRS 102.

##### **1.2 GROUP FINANCIAL STATEMENTS**

A separate Statement of Financial Activities, or Income and Expenditure Account for the Charity itself is not presented in accordance with Section 408 of the Companies Act 2006.

The Group Financial Statements incorporate the financial statements of the Charity and its group undertakings, including Delbast Corporation (see Note 10f). These are adjusted, where appropriate, to conform to Group accounting policies and UK Generally Accepted Accounting Practice.

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**1. ACCOUNTING POLICIES (cont'd)**

**1.3 INCOMING RESOURCES**

This includes income from listed investments and deposits, rentals received from property assets, receipts under Deeds of Covenant from individuals and other grants and donations received by the Group. Non-monetary donations are recognised at fair value when this can be quantified. The abovementioned items are included in the Financial Statements on an accruals basis with the exception of income from listed companies which is included when received.

Rental income from investment property leased out under operating leases is recognised in the profit and loss account on a straight line basis over the period to first break clause. Lease incentives granted to tenants are recognised on a straight line basis over the period to first break clause. Service charge income is recognised as the services are provided.

**1.4 PROPERTY OUTGOINGS**

The costs of repairs are recognised in the profit and loss account in the year in which they are incurred.

Lease payments under operating leases are recognised in the profit and loss account on a straight line basis over the term of the lease.

**1.5 GOVERNANCE COSTS**

Governance costs include costs of the preparation and audit of financial statements and the cost of any legal advice to Trustees on governance or constitutional matters.

**1.6 INVESTMENT GAINS AND LOSSES**

This includes any gains or losses on the sale of investments and any gains or losses resulting from revaluing investments to fair value at the end of the year.

**1.7 DEFERRED TAX**

Deferred tax is provided on timing differences which arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the financial statements. The following timing differences are not provided for: differences between accumulated depreciation and tax allowances for the cost of a fixed asset if and when all conditions for retaining the tax allowances have been met. Deferred tax is not recognised on permanent differences arising because certain types of income or expense are non-taxable or are disallowable for tax or because certain tax charges or allowances are greater or smaller than the corresponding income or expense.

Deferred tax is provided in respect of the additional tax that will be paid or avoided on differences between the amount at which an asset (other than goodwill) or liability is recognised in a business combination and the corresponding amount that can be deducted or assessed for tax.

Deferred tax is measured at the tax rate that is expected to apply to the reversal of the related difference, using tax rates enacted or substantively enacted at the balance sheet date.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

There are no deferred tax provisions for the Charity; it is exempt from tax due to its charitable status on the basis all income and gains will be applied solely for qualifying charitable purposes.

# THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 31 MARCH 2025

#### 1. ACCOUNTING POLICIES (cont'd)

##### 1.8 PROPERTIES HELD FOR USE BY CHARITY

These properties are stated at cost. Properties donated to the Charity are included at fair value at the date of acquisition. Depreciation of freehold buildings is provided at the rate of 2% per annum on a straight-line basis over the useful economic life of the asset.

##### 1.9 INVESTMENT PROPERTY

Investment properties are properties which are held either to earn rental income or for capital appreciation or for both. Investment properties are recognised initially at cost.

Subsequent to initial recognition

- Investment properties are held at fair value. Any gains or losses arising from changes in the fair value are recognised in the profit and loss account in the period that they arise; and
- No depreciation is provided in respect of investment properties applying the fair value model.

Investment property fair value is based on a valuation by an external, independent valuer, having an appropriate recognised professional qualification and recent experience in the location and class of property being valued. Any gain or loss arising from a change in fair value is recognised in the Statement of Financial Activities (SOFA) and taken to Other Unrestricted Funds.

##### 1.10 DISPOSALS OF PROPERTIES

The Group generally holds its properties for the long term in order to generate rental income and capital appreciation although in the right circumstances any property could be available for sale. When an outright sale does occur the resulting surplus based on the excess of sales proceeds over valuation is included within the Group's profit on ordinary activities, and taxation applicable thereto is shown as part of the taxation charge. Disposals are recognised on the date the significant risks and rewards of ownership have been transferred. In addition the Group also 'sells' leasehold extensions when requested by leaseholders. The proceeds of these leasehold extension sales, less directly applicable costs, are also included in profit on disposal of investment properties.

##### 1.11 LISTED INVESTMENTS

Shareholdings acquired are initially recorded at cost and subsequently included at fair value (in accordance with the Charities SORP (FRS 102)); any surplus or deficit on revaluation is recognised in the SOFA and taken to Other Unrestricted Funds.

##### 1.12 INVESTMENTS IN SUBSIDIARY UNDERTAKINGS

Shareholdings acquired are initially recorded at cost and subsequently included at Trustees' best estimate of fair value (in accordance with the Charities SORP (FRS 102)) based on the net asset value. The net asset values of the subsidiary undertakings reflect fair values of their underlying properties held for investment; any surplus or deficit on revaluation is recognised in the SOFA and taken to Other Unrestricted Funds.

##### 1.13 INVESTMENTS IN ASSOCIATES

Investments in associates have been incorporated in the consolidated financial statements under the equity method whereby the investment is initially recognised at cost and the carrying amount is increased or decreased to recognise the share of the profit or loss of the associate after the date of acquisition. The share of the associate's profit or loss after tax is recognised in the consolidated SOFA.

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**1. ACCOUNTING POLICIES (cont'd)**

**1.14 OTHER INVESTMENTS**

Other investments comprise shareholdings in unlisted companies and are initially recorded at cost and subsequently included at Trustees' best estimate of fair value (in accordance with the Charities SORP (FRS 102)); any surplus or deficit on revaluation is recognised in the SOFA and taken to Other Unrestricted Funds.

**1.15 FINANCIAL INSTRUMENTS**

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all its financial liabilities.

***Basic financial instruments***

***Rental and other debtors***

Rental and other debtors are recognised initially at transaction price plus attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate for a similar debt instrument.

***Rent in advance and other creditors***

Rent in advance and other creditors are recognised initially at transaction price less attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate for a similar debt instrument.

***Cash and cash equivalents***

Cash and cash equivalents comprise cash balances and call deposits. Bank overdrafts that are repayable on demand and form an integral part of the Group's cash management are included as a component of cash and cash equivalents for the purpose only of the cash flow statement.

**1.16 LIABILITY RECOGNITION**

Liabilities are recognised as soon as there is a legal or constructive obligation committing the Charity to pay out resources.

**1.17 FOREIGN CURRENCIES**

Assets and liabilities denominated in foreign currencies are translated into sterling at rates of exchange ruling at the Balance Sheet date. Transactions in foreign currencies are translated into sterling at the average rate of exchange in respect of the month during which the transactions occurred, or where practicable, at the rate ruling on the date of the transaction. Exchange differences are taken into account in arriving at the Net Income/(Expenditure) Before Tax.

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**1. ACCOUNTING POLICIES (cont'd)**

**1.18 FUND ACCOUNTING**

Unrestricted Funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and in accordance with relevant law.

Designated Funds are Unrestricted Funds, which have been set-aside at the discretion of the Trustees for specific purposes as noted below (Note 1.19).

Non-Charitable Funds are Unrestricted Funds and comprise the net aggregate reserves of the Charity's subsidiaries computed by reference to the accounting policies of the subsidiaries.

Other Unrestricted Funds comprise Other Charitable Funds, representing the accumulated surplus or deficit on income and expenditure account and the excess of fair value over the cost of investments.

Restricted Funds are funds subject to specific restricted conditions imposed by donors. There are no Restricted Funds as at the Balance Sheet date.

**1.19 DESIGNATED FUNDS**

The Charity has committed itself to various long-term charitable projects and transfers are made to Designated Funds in accordance with anticipated expenditure in respect of each individual project.

**2. INTEREST PAYABLE**

	<b>2025</b>	<b>2024</b>
	<b>£'000</b>	<b>£'000</b>
Bank Charges and Interest	5	10
	<u>5</u>	<u>10</u>

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**3. GRANTS AND DONATIONS PAYABLE**

	<b>2025</b>	<b>2024</b>
	<b>£'000</b>	<b>£'000</b>
Grants and Donations Paid	<u>4,425</u>	<u>4,754</u>

All Grants and Donations were paid to charitable institutions for the advancement of religion and education and for the relief of poverty.

The composition of donations is shown below.

	<b>£'000</b>
Beth Jacob Grammar School For Girls Limited	1,544
CML - Chevrav Mo'oz Ladol	225
Kahal Chassidim Bobov	129
BC Trust	123
Amud Hatzdokoh Trust	90
The Friends of the Bobover Yeshiva	72
Talmud Torah Tiferes Shlome Trust	69
Friends of Mir	67
Kollel Rabinow (Divre Shir) Foundation	60
Yeshuos Shabbos	56
Mifal Tzedoko V'chesed Limited	45
The Rehabilitation Trust	39
The New Rachmistrivke Synagogue Trust	38
Sassov Beis Hamderash	38
Gitter Foundation Ltd	36
Yesamach Levav	32
Marbeh Torah Trust	31
WST Charity Limited	28
Shaarei Orah Ltd	27
Keren Shlomo Trust	27
Bonei Olam Limited	26
The Friends of Yeshivas Brisk	26
The Z.S.V. Trust	25
Other donations	1,572
	<u>4,425</u>

**4. GOVERNANCE COSTS**

	<b>2025</b>	<b>2024</b>
	<b>£'000</b>	<b>£'000</b>
Auditors' Remuneration	42	45
Legal and Professional Fees	9	11
Depreciation	-	1
	<u>51</u>	<u>57</u>

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**5. NET INCOME/(EXPENDITURE) BEFORE TAX**

This is stated after charging:

	<b>2025</b>	<b>2024</b>
	<b>£'000</b>	<b>£'000</b>
Depreciation	-	1
Auditors' Remuneration:		
Audit Fees	145	138
Other Professional Services	5	8
	<u>          </u>	<u>          </u>

**6. STAFF COSTS AND EMOLUMENTS**

No remuneration or other benefits from employment with the Charity or a related entity were received by the Trustees or connected parties. No Trustee expenses have been incurred.

The Group's property outgoings include employment costs of £239,083 (2024: £230,380) payable for portorage. The average number of portorage staff employed during the year was 9 (2024: 9).

**7. TAXATION**

**Major components of tax expense**

	<b>2025</b>	<b>2024</b>
	<b>£'000</b>	<b>£'000</b>
<b>Current tax:</b>		
UK current tax expense	360	-
<b>Deferred tax:</b>		
Origination and reversal of timing differences	1,032	(66)
<b>Taxation</b>	<u>1,392</u>	<u>(66)</u>

All tax is recognised in the Consolidated Income and Expenditure Account.

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**7. TAXATION (cont'd)**

**Reconciliation of tax expense**

The tax assessed on the net income for the year is higher than the standard rate of corporation tax in the UK of 25% (2024: 25%) by reference to the analysis below.

	<b>2025</b>	<b>2024</b>
	<b>£'000</b>	<b>£'000</b>
Net income/(expenditure) before tax	6,025	(2,996)
Net income/(expenditure) by rate of tax	1,506	(749)
Income exempt from tax	1	787
Expenses not deductible for tax purposes	17	215
Timing difference on unrealised gains	(14)	(1)
Utilisation of losses brought forward	(117)	(310)
Land remediation relief	-	(2)
Other differences	(1)	(6)
<b>Taxation</b>	<b>1,392</b>	<b>(66)</b>

**Factors that may affect future tax expense**

The deferred tax liability at 31 March 2025 has been calculated based on the rate of 25% (2024: 25%).

**8. NET MOVEMENT IN FUNDS**

The Net Movement in Funds of the Charity for the year was a surplus of £4,633,000 (2024: deficit of £2,930,000) and has been dealt with in the Statement of Financial Activities of the Charity.

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**9. TANGIBLE FIXED ASSETS**

**Group and Charity**

	<b>Property Held for use by Charity £'000</b>
<b>Freehold Properties at Cost</b>	
At 1 April 2024	1,039
Additions	272
Disposals	(68)
At 31 March 2025	<u>1,243</u>
<b>Depreciation</b>	
At 1 April 2024	58
Disposals	(58)
At 31 March 2025	<u>-</u>
<b>Net Book Value</b>	
At 31 March 2025	<u>1,243</u>
At 31 March 2024	<u>981</u>

The Property Held for Use by Charity is stated at historical cost. It represents the cost of land earmarked for the construction of an educational institution. Part of this property forms the assets representing the Designated Funds in these respects.

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**10. INVESTMENTS**

<b>Group</b>	<b>Freehold Properties £'000</b>	<b>Long Leasehold Properties £'000</b>	<b>Listed Investments £'000</b>	<b>Investments in Associates £'000</b>	<b>Other Investments £'000</b>	<b>Total £'000</b>
<b>FAIR VALUE</b>						
At 1 April 2024	95,925	12,781	2	3,958	13,108	125,774
Additions	-	(8)	-	-	-	(8)
Revaluation	2,302	(105)	2	9	(1,405)	803
<b>At 31 March 2025</b>	<b>98,227</b>	<b>12,668</b>	<b>4</b>	<b>3,967</b>	<b>11,703</b>	<b>126,569</b>

  

<b>Charity</b>	<b>Freehold Properties £'000</b>	<b>Long Leasehold Properties £'000</b>	<b>Listed Investments £'000</b>	<b>Investments in Subsidiary Undertakings £'000</b>	<b>Other Investments £'000</b>	<b>Total £'000</b>
<b>FAIR VALUE</b>						
At 1 April 2024	24,243	921	2	57,791	12,795	95,752
Revaluation	(2,210)	186	2	4,652	(1,371)	1,259
<b>At 31 March 2025</b>	<b>22,033</b>	<b>1,107</b>	<b>4</b>	<b>62,443</b>	<b>11,424</b>	<b>97,011</b>

- a) All Investments, subject to the comments below, are stated at fair value as at 31 March 2025.
- b) An independent professional revaluation of all the Group's properties was carried out at 31 March 2025 by Colliers International Property Advisers UK LLP, RICS Registered Valuers. The valuation figures are based on open market value assessed in accordance with the RICS Valuation - Current Global Standards (incorporating the International Valuation Standards).

The historical cost of the Group's Investment Properties at 31 March 2025 is £23,902,000 (2024: £23,910,000). The historical cost of the Charity's Investment Properties at 31 March 2025 is £14,074,000 (2024: £14,074,000).

The Group's aggregate professional valuations of investment property included in the above table have been reduced by an amount of £372,000 (2024: £470,000) relating to lease incentives included in other debtors.

The Charity's aggregate professional valuations of investment property included in the above table have been reduced by an amount of £370,000 (2024: £466,000) relating to lease incentives included in other debtors.

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**10. INVESTMENTS (cont'd)**

**Valuation techniques and key inputs**

The Group's residential apartments and houses (£93 million) were valued using a sales valuation approach, derived from recent comparable transactions in the market, adjusted by applying discounts to reflect status of occupation and condition. The largest discounts were applied to those properties subject to registered tenancies, reflecting the relative difference in security of tenure, whilst the smallest discounts were applied to those properties subject to assured shorthold tenancies.

The Group's commercial units (£18 million) were valued using the income capitalisation method, requiring the application of an appropriate market based yield to net operating income. Adjustments are made to allow for voids when less than five years are left under the current tenancy and to reflect market rent at the point of lease expiry or rent review.

- c) Other Investments principally comprise shares in Daejan Group Holdings Limited, valued by the Trustees using a combined discounted net asset and dividend yield approach.

Daejan Group Holdings Limited has directors in common with the Trustees of the Charity.

The historical cost of the Group's shares in Daejan Group Holdings Limited is £414,000 (2024: £414,000).

The historical cost of the Charity's shares in Daejan Group Holdings Limited is £405,000 (2024: £405,000).

- d) The value of the Investments in Subsidiary Undertakings has been estimated by the Trustees based on the underlying value of assets less liabilities of the Subsidiary Undertakings.

The historical cost of the Investments in Subsidiary Undertakings is £162,000 (2024: £162,000).

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**10. INVESTMENTS (cont'd)**

- e) The Charity holds directly and indirectly the undermentioned proportion of the issued share capital in the following Companies, all of which are incorporated in Great Britain and registered in England & Wales and whose registered address is at Freshwater House, 158 - 162 Shaftesbury Avenue, London WC2H 8HR (unless otherwise indicated) and have certain directors in common with the Charity.

	<b>Company Number</b>	<b>Percentage Holding</b>
<u>Directly Held Subsidiaries</u>		
Bastion Products Limited	00470283	100
Charles Development Company Limited	00563142	100
Cherry Orchard Properties Limited	00990596	100
Endsleigh Court Services Limited	00501255	100
L K B Investments Limited	00631653	100
Metropolitan Properties Co (Cloisters) Limited	00954321	100
Newprop Company Limited	00473750	100

	<b>Company Number</b>	<b>Percentage Holding</b>
<u>Indirectly Held Subsidiaries</u>		
Brigade Properties Limited	00730498	100
Delbast Corporation (USA)	n/a	100
Kayville Properties Limited	00754315	100
LKB (Endsleigh) Limited	09486023	100
Owen Cooper (Properties) Limited	00629014	100

The aggregate amount of assets, liabilities and funds of the subsidiary undertakings are as follows:

	<b>Assets £'000</b>	<b>Liabilities £'000</b>	<b>Capital &amp; Reserves £'000</b>
Bastion Products Limited	3,778	(1,788)	1,990
Brigade Properties Limited	2,114	(445)	1,669
Charles Development Company Limited	529	(54)	475
Cherry Orchard Properties Limited	1,818	(1,090)	728
Endsleigh Court Services Limited	699	-	699
Kayville Properties Limited	535	(129)	406
L K B Investments Limited	91,559	(45,195)	46,364
LKB (Endsleigh) Limited	-	(381)	(381)
Metropolitan Properties Co (Cloisters) Limited	6,483	(3,450)	3,033
Newprop Company Limited	7,721	(4,931)	2,790
Owen Cooper (Properties) Limited	323	(1)	322

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**10. INVESTMENTS (cont'd)**

A summary of turnover, expenditure and profit or loss for the year is shown below for each operational subsidiary undertaking.

	<b>Bastion Products Limited £'000</b>	<b>Brigade Properties Limited £'000</b>	<b>Charles Development Company Limited £'000</b>	<b>Cherry Orchard Properties Limited £'000</b>
Turnover	248	55	13	130
Cost of sales	(148)	(7)	-	(35)
Administrative expenses	(15)	(6)	(2)	(6)
Net valuation gains / (losses) on investment property	59	130	-	(400)
Net valuation losses on other investments	-	-	(33)	-
Profit on disposal of investment property	137	-	-	-
Interest receivable and similar income	-	-	-	1
Interest payable and similar charges	(49)	(9)	-	(17)
Profit / (loss) before tax	232	163	(22)	(327)
Taxation	(35)	(41)	9	98
Profit / (loss) for financial year	197	122	(13)	(229)

	<b>Kayville Properties Limited £'000</b>	<b>L K B Investments Limited £'000</b>	<b>Metropolitan Properties Co (Cloisters) Limited £'000</b>	<b>Newprop Company Limited £'000</b>
Turnover	28	4,667	307	417
Cost of sales	(8)	(2,825)	(135)	(394)
Administrative expenses	(3)	(46)	(14)	(19)
Net valuation gains / (losses) on investment property	-	4,399	8	24
Profit on disposal of investment property	-	113	-	-
Interest receivable and similar income	-	2	-	-
Interest payable and similar charges	-	(391)	(86)	(55)
Profit / (loss) before tax	17	5,919	80	(27)
Taxation	(4)	(1,424)	2	7
Profit / (loss) for financial year	13	4,495	82	(20)

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**10. INVESTMENTS (cont'd)**

- f) The Charity's indirect subsidiary, Delbast Corporation, owns a 20% interest in Metro-Bastion Associates, a property investment company. Both entities are controlled and their operations carried out in the USA by their directors. The registered office address of both Delbast Corporation and Metro-Bastion Associates is 1651 Coney Island Avenue, Brooklyn, NY 11230, USA. A summary of the Charity's share of the Net Assets of Metro-Bastion Associates can be found below.

<b>Group</b>	<b>2025</b>	<b>2024</b>
	<b>£'000</b>	<b>£'000</b>
At 1 April 2024	3,958	4,770
Share of loss of associate	(59)	(585)
Foreign currency translation	68	(227)
<b>At 31 March 2025</b>	<u><u>3,967</u></u>	<u><u>3,958</u></u>

**11. DEBTORS**

		<b>Group</b>		<b>Charity</b>	
		<b>2025</b>	<b>2024</b>	<b>2025</b>	<b>2024</b>
	<b>Note</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Amount owed by subsidiary undertakings	<b>11a</b>	-	-	9,317	9,419
Amounts due from connected undertakings	<b>11b</b>	17,651	16,109	12	16
Loan debtors (charitable purposes)		167	107	167	107
Rental debtors		5,456	5,325	2,553	2,854
Other debtors	<b>11c</b>	2,303	1,848	1,259	701
		<u><u>25,577</u></u>	<u><u>23,389</u></u>	<u><u>13,308</u></u>	<u><u>13,097</u></u>

All debtors are interest-free and repayable on demand except as disclosed below.

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**11. DEBTORS (cont'd)**

a) Amounts owed by subsidiary undertakings comprise the following:

	<b>2025</b>	<b>2024</b>
	<b>£'000</b>	<b>£'000</b>
Loan debtors	9,317	9,419
	<u>9,317</u>	<u>9,419</u>
	<b>Loan Debtor</b>	
	<b>2025</b>	<b>2024</b>
	<b>£'000</b>	<b>£'000</b>
Bastion Products Limited	616	618
Brigade Properties Limited	108	108
Cherry Orchard Properties Limited	216	216
L K B Investments Limited	6,617	6,717
Metropolitan Properties Co (Cloisters) Limited	1,079	1,079
Newprop Company Limited	681	681
	<u>9,317</u>	<u>9,419</u>

The L K B Investments Limited loan includes a facility of £4.84 million which bears interest at a rate of 5% per annum and is repayable by 29 June 2026. The remaining loans bear interest at 8% per annum and are effectively repayable on demand (see Note 22).

b) Amounts due from connected undertakings comprise amounts due from companies, certain directors of which are also directors of companies within this Group. The amounts mainly comprise balances due on property management current account which are interest free and are effectively repayable on demand.

	<b>Group</b>		<b>Charity</b>	
	<b>2025</b>	<b>2024</b>	<b>2025</b>	<b>2024</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Freshwater Property Management Limited	17,249	14,199	-	-
Estate of OM and NG Freshwater	390	390	-	-
Highdorn Co. Limited	12	1,520	12	16
	<u>17,651</u>	<u>16,109</u>	<u>12</u>	<u>16</u>

c) Included within other debtors is an amount of £750,000 falling due after more than one year.

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

		<b>Group</b>		<b>Charity</b>	
		<b>2025</b>	<b>2024</b>	<b>2025</b>	<b>2024</b>
		<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Amounts owed to connected undertakings	<b>12a</b>	21,438	20,834	1,454	680
Taxation and social security		600	169	240	169
Rent in advance		2,887	2,425	1,067	914
Other creditors and accruals		3,096	3,608	2,244	2,767
		<u>28,021</u>	<u>27,036</u>	<u>5,005</u>	<u>4,530</u>

Amounts owed to connected undertakings comprise amounts due to companies, certain directors of which are also directors of companies within this Group. Except as detailed below, the amounts are due on property management current account, are interest free and are effectively repayable on demand.

a) Amounts owed to connected undertakings comprise the following:

		<b>Group</b>		<b>Charity</b>	
		<b>2025</b>	<b>2024</b>	<b>2025</b>	<b>2024</b>
		<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Freshwater Property Management Limited		47	-	47	-
Highdorn Co. Limited		21,391	20,719	1,407	565
Mayfair Charities Limited		-	115	-	115
		<u>21,438</u>	<u>20,834</u>	<u>1,454</u>	<u>680</u>

**13. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

**Group and Charity**

	<b>2025</b>	<b>2024</b>
	<b>£'000</b>	<b>£'000</b>
Other creditors	4,743	4,857
	<u>4,743</u>	<u>4,857</u>

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**14. PROVISION FOR LIABILITIES**

The movement in the deferred taxation provision during the year was:

<b>Group</b>	<b>Investment Property £'000</b>	<b>Listed Investments £'000</b>	<b>Total £'000</b>
At 1 April 2024	17,839	60	17,899
Charge during the year	1,041	(8)	1,033
At 31 March 2025	<u>18,880</u>	<u>52</u>	<u>18,932</u>

There are no deferred tax provisions for the Charity; it is exempt from tax due to its charitable status on the basis all income and gains will be applied solely for qualifying charitable purposes.

**15. OPERATING LEASES**

**As Lessor**

The total future minimum lease payments receivable under non-cancellable operating leases are as follows:

	<b>2025 £'000</b>	<b>2024 £'000</b>
Not later than 1 year	4,165	3,682
Later than 1 year and not later than 5 years	7,353	7,696
Later than 5 years	11,419	10,181
	<u>22,937</u>	<u>21,559</u>

**16. UNRESTRICTED INCOME FUNDS**

<b>Group</b>	<b>Designated Funds £'000</b>	<b>Other Charitable Funds £'000</b>	<b>Non Charitable Funds £'000</b>	<b>Total Funds £'000</b>
Balance at 1 April 2024	3,800	41,310	57,790	102,900
Net income/(expenditure) for the year	(1,874)	1,855	4,652	4,633
Transfers	1,000	(1,000)	-	-
Balance at 31 March 2025	<u>2,926</u>	<u>42,165</u>	<u>62,442</u>	<u>107,533</u>

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**16. UNRESTRICTED INCOME FUNDS (cont'd)**

<b>Charity</b>	<b>Designated Funds £'000</b>	<b>Other Charitable Funds £'000</b>	<b>Total Funds £'000</b>
Balance at 1 April 2024	3,800	99,101	102,901
Net income/(expenditure) for the year	(1,874)	6,507	4,633
Transfers	1,000	(1,000)	-
Balance at 31 March 2025	<u>2,926</u>	<u>104,608</u>	<u>107,534</u>

**17. ANALYSIS OF NET ASSETS BETWEEN FUNDS**

<b>Group</b>	<b>Fixed Assets £'000</b>	<b>Net Current Assets £'000</b>	<b>Long Term Liabilities £'000</b>	<b>Total £'000</b>
Unrestricted Income Funds	127,812	3,396	(23,675)	107,533
Total Funds	<u>127,812</u>	<u>3,396</u>	<u>(23,675)</u>	<u>107,533</u>

<b>Charity</b>	<b>Fixed Assets £'000</b>	<b>Net Current Assets £'000</b>	<b>Long Term Liabilities £'000</b>	<b>Total £'000</b>
Unrestricted Income Funds	98,254	14,023	(4,743)	107,534
Total Funds	<u>98,254</u>	<u>14,023</u>	<u>(4,743)</u>	<u>107,534</u>

**18. CONTINGENT LIABILITIES AND GUARANTEES**

The Charity has given the following limited guarantees:

(a) £1,500,000 (2024: £750,000) in respect of bank overdraft facilities provided to Service To The Aged Limited, a charitable company of which some of the trustees are also Trustees of the Charity.

(b) £300,000 (2024: £300,000) in respect of bank overdraft facilities provided to Beth Jacob Grammar School for Girls Limited, a charitable company of which some of the trustees are also Trustees of the Charity.

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**19. TRUSTEES' INTERESTS IN CONTRACTS**

Included within Property Outgoings are management and administration charges of £5,000 (2024: £11,000) paid to Highdorn Co. Limited and £155,000 (2024: £185,000) paid to Freshwater Property Management Limited charged at normal commercial rates for day-to-day management of the properties held by the Subsidiaries. Both Highdorn Co. Limited and Freshwater Property Management Limited are members of the Freshwater Group of Companies with which this Group is connected. Mr B S E Freshwater is a director of Highdorn Co. Limited and Freshwater Property Management Limited but has no beneficial interest in their share capital.

**20. FINANCIAL INSTRUMENTS**

	<b>Group</b>		<b>Charity</b>	
	<b>2025</b>	<b>2024</b>	<b>2025</b>	<b>2024</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
<b>Financial assets measured at fair value through income and expenditure:</b>				
Listed investments (see Note 10)	4	2	4	2
Other investments (see Note 10)	11,703	13,108	11,424	12,795
Investment in associates (see Note 10)	3,967	3,958	-	-
Investment in subsidiary undertakings (see Note 10)	-	-	62,443	57,791
	<u>-</u>	<u>-</u>	<u>62,443</u>	<u>57,791</u>

The income, expense, net gains and losses, including changes in fair value, for financial assets measured at fair value and financial assets and liabilities measured at amortised cost are included within the Statement of Financial Activities.

The fair values of the principal investments held at fair value through income and expenditure at the balance sheet date are determined by trustees' valuation.

**21. ANALYSIS OF CHANGES IN NET DEBT**

	<b>At</b>		<b>Non-cash</b>	<b>At</b>
	<b>1 Apr 2024</b>	<b>Cash flows</b>	<b>movements</b>	<b>31 Mar 2025</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Cash in hand and at bank	2,548	3,292	-	5,840
Debt due after one year	(4,857)	-	114	(4,743)
	<u>(2,309)</u>	<u>3,292</u>	<u>114</u>	<u>1,097</u>

Non-cash movements represent exchange rate movements.

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**22. RELATED PARTY TRANSACTIONS**

In addition to the matters set out elsewhere in these Financial Statements, the following related party transactions should be noted.

The Charity received donations of £2,000,000 (2024: £1,250,000) from Metropolitan Properties Company Limited; a Trustee of the Charity is a director of the donor company.

The Charity received dividends aggregating £548,186 (2024: £548,186) from Daejan Group Holdings Limited, a company of which certain Trustees of the Charity are directors.

The Charity had the following interest receivable from subsidiary undertakings:

	<b>2025</b>	<b>2024</b>
	<b>£'000</b>	<b>£'000</b>
Bastion Products Limited	49	49
Brigade Properties Limited	9	9
Cherry Orchard Properties Limited	17	17
L K B Investments Limited	389	389
Metropolitan Properties Co (Cloisters) Limited	86	86
Newprop Company Limited	55	54
	<u>605</u>	<u>604</u>

Grants and Donations made by the Charity include the following amounts which were donated to charitable companies, the trustees of which are Trustees of the Charity.

	<b>2025</b>	<b>2024</b>
	<b>£'000</b>	<b>£'000</b>
Beth Jacob Grammar School for Girls Limited	1,544	1,751
Parsha Limited	1	-
Regent Charities Limited	-	60
Sassov Beis Hamedrash	32	56
The Union of Orthodox Hebrew Congregations	-	1
Zichron Chaim Limited	-	22
	<u>-</u>	<u>22</u>

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**23. ACCOUNTING ESTIMATES AND JUDGEMENTS**

(i) Property valuation

The valuation of the Group's property portfolio 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 (as set out in Note 10). 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. As noted in Note 1 above, all the Group's properties are valued by external valuers with appropriate qualifications and experience.

(ii) Unlisted investments valuation

The valuation of the Group's unlisted investments is subjective, depending on many factors, including comparator dividend yields and net asset values, assumed rationale of prospective share purchasers, and the deemed impact of entity specific conditions on the aforementioned measures. Significant judgement is also required when selecting comparator companies to be included in the population from which expected yields and discounted net asset values are derived. Therefore, the valuation is subject to a degree of uncertainty and is made on the basis of assumptions which may not prove to be accurate, particularly in periods of difficult market or economic conditions.

(iii) Trade debtors

Management uses details of the age of trade debtors and the status of any disputes together with external evidence of the credit status of the counterparty in making judgements concerning any need to impair the carrying values.

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**NOTES TO THE STATEMENT OF CASH FLOWS**

**24. RECONCILIATION OF NET INCOME TO NET CASH USED IN OPERATING ACTIVITIES**

	<b>2025</b>	<b>2024</b>
	<b>£'000</b>	<b>£'000</b>
Net expenditure for the year	4,633	(2,930)
Adjustments for:		
Depreciation charges	-	1
(Gains)/losses on investments	(5,936)	1,628
Dividends, interest and rents from investments	(4,651)	(4,038)
Increase/(decrease) in donations and designated fund provisions	87	-
(Increase)/decrease in debtors	(2,144)	(2,246)
Increase/(decrease) in creditors	338	3,711
Increase/(decrease) in provisions for liabilities	1,033	(65)
Share of (profit)/loss of associate	59	585
<b>Net cash used in operating activities</b>	<b><u>(6,581)</u></b>	<b><u>(3,354)</u></b>

**25. ANALYSIS OF CASH AND CASH EQUIVALENTS**

	<b>2025</b>	<b>2024</b>
	<b>£'000</b>	<b>£'000</b>
Cash at bank and in hand	5,840	2,548
<b>Total cash and cash equivalents</b>	<b><u>5,840</u></b>	<b><u>2,548</u></b>

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**

**MANAGEMENT INFORMATION**

**FOR THE YEAR ENDED 31 MARCH 2025**

**The following pages do not form part of the statutory financial statements which are the subject of the independent auditor's report on pages 6 to 9.**

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**  
**(LIMITED BY GUARANTEE)**

**INCOME & EXPENDITURE ACCOUNT**  
**(STATEMENT OF FINANCIAL ACTIVITIES)**  
**FOR THE YEAR ENDED 31 MARCH 2025**

	2025		2024	
	£'000	£'000	£'000	£'000
<b>Income and Endowments from:</b>				
Donations and Grants Received		2,000		1,253
Investments:				
Income from Fixed Asset Investments		548		548
Interest Receivable and Similar Income		742		722
Rents and Charges Receivable		3,142		3,004
<b>Total Income</b>		<u>6,432</u>		<u>5,527</u>
<b>Expenditure on:</b>				
Raising Funds:				
Property Outgoings	(1,487)		(1,177)	
Interest Payable and Similar Charges	(3)		(6)	
Charitable Activities:				
Grants and Donations	(4,425)		(4,754)	
Payments from Special Projects Fund	(1,874)		(1,122)	
Expenditure Relating to Properties Held for Charitable Purposes	(42)		(39)	
Other:				
Governance Costs	(51)		(57)	
<b>Total Expenditure</b>		<u>(7,882)</u>		<u>(7,155)</u>
<b>NET EXPENDITURE BEFORE GAINS ON INVESTMENTS</b>		(1,450)		(1,628)
Net Gains on Investments:				
Disposal of Tangible Fixed Assets	4,730		-	
Disposal of Investment Property	93		-	
Valuation of Investment Property	(2,023)		(2,447)	
Valuation of Listed and Other Investments	3,283		1,145	
		<u>6,083</u>		<u>(1,302)</u>
<b>NET INCOME/(EXPENDITURE) FOR THE YEAR AND NET MOVEMENT IN FUNDS</b>		4,633		(2,930)
<b>Reconciliation of Funds:</b>				
Total Funds Brought Forward		<u>102,901</u>		<u>105,831</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u>107,534</u>		<u>102,901</u>

**THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED**  
**(LIMITED BY GUARANTEE)**

**PROPERTY REVENUE ACCOUNT**

**FOR THE YEAR ENDED 31 MARCH 2025**

	2025		2024	
	Unrestricted Funds		Unrestricted Funds	
	£'000	£'000	£'000	£'000
Rents and Other Charges Receivable		3,142		3,004
Less: Property Outgoings				
Ground Rent Payable	(312)		(312)	
General and Water Rates	(129)		(15)	
Insurance	(57)		(33)	
Repairs and Maintenance	(560)		(370)	
Lighting and Heating	(200)		(248)	
Porterage and Cleaning	(85)		(95)	
Legal and Professional Charges	(90)		(36)	
Management and Letting Commission	(54)		(68)	
		<u>(1,487)</u>		<u>(1,177)</u>
<b>NET PROPERTY SURPLUS</b>		<u>1,655</u>		<u>1,827</u>