

**CHARITY REGISTRATION NUMBER: 803401**

**THE CHEDVA CHARITABLE TRUST  
FINANCIAL STATEMENTS  
31 MARCH 2021**

**COHEN ARNOLD**  
Chartered Accountants & Statutory Auditor  
New Burlington House  
1075 Finchley Road  
London  
NW11 0PU

**THE CHEDVA CHARITABLE TRUST**  
**FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2021**

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# **THE CHEDVA CHARITABLE TRUST**

## **TRUSTEES' ANNUAL REPORT**

**YEAR ENDED 31 MARCH 2021**

The trustees present their report and the financial statements of the charity for the year ended 31 March 2021.

### **REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered charity name**            The Chedva Charitable Trust

**Charity registration number**    803401

**Principal office**                    16 Broadfields Avenue  
Edware  
Middlesex  
HA8 8PG

### **THE TRUSTEES**

Mr D Rabson  
Mrs E Rabson

### **AUDITOR**

New Burlington House  
1075 Finchley Road  
London  
NW11 0PU

### **BANKERS**

Barclays Bank Plc  
Edware Group  
126 Station Road  
Edware  
Middlesex  
HA8 7RY

### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

The charity is constituted and governed by its Declaration of Trust dated 5 December 1989 and is an unincorporated charity registered with the Charity Commission (Registration no. 803401).

The day to day affairs of the charity are administered by the trustees, whose chairman is Mr D Rabson.

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

**THE CHEDVA CHARITABLE TRUST**  
**TRUSTEES' ANNUAL REPORT** *(continued)*  
**YEAR ENDED 31 MARCH 2021**

**OBJECTIVES AND ACTIVITIES**

The charity is established to further both in the United Kingdom and abroad those purposes recognised as charitable by English Law. To achieve these objects, the charity receives income from its investment properties, cash deposits, investments and charitable receipts which it utilises to make grants, donations and loans for charitable purposes.

The charity's principal activity throughout the year was the provision and distribution of donations, grants and loans to charities, and no change is envisaged in the immediate future.

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

**ACHIEVEMENTS AND PERFORMANCE**

During the year the charity continued its activities and maintained its support of religious other charitable institutions in Great Britain and aggregate donations were paid in the sum of £1,123,500.

The benefits that these charities provide include financial assistance and provision of basic necessities to the poor, Jewish education and support for places of worship for the Jewish community.

**THE CHEDVA CHARITABLE TRUST**  
**TRUSTEES' ANNUAL REPORT** *(continued)*  
**YEAR ENDED 31 MARCH 2021**

**FINANCIAL REVIEW**

**Reserves policy**

It is the policy of the charity to maintain liquid reserves at a level which the trustees think appropriate after considering the future commitments of the charity and the likely costs of the charity for the next year. This level of liquid reserves equates to the net current assets of the charity, which at 31 March 2021 were £1,183,850 (2020: £1,813,409). The trustees consider this to be reasonable insofar as it is at least the level of one year's donations. The trustees are considering how best to apply those funds for charitable purposes and further income yielding investments. The trustees have not undertaken any formal charitable commitments and consider that the charity will generate sufficient income from its investment properties and listed investments and from donations to fund its ongoing activities.

As at 31 March 2021 the charity had total funds of £7,691,401 (2020: £7,682,568), all of which were unrestricted funds.

**Investment policy**

Under the Trust Deed, 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, to be satisfactory.

**Grant making policy**

The charity makes grants and donations to organisations and institutions for the advancement of religion and education and for the relief of poverty. The recipient institutions are principally based in the United Kingdom.

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.

**PRINCIPAL RISKS AND UNCERTAINTIES**

**Risk management**

The trustees have identified and reviewed the major risks to which the charity is exposed, in particular those related to the operations and finance of the charity, and are satisfied that systems are in place to manage those risks.

**PLANS FOR FUTURE PERIODS**

The future plans of the charity are to continue to support organisations whose objectives are the advancement of religion and education and to institutions for the relief of poverty and to ensure that the ability to generate sufficient income is maintained to achieve that end.

**TRUSTEES' RESPONSIBILITIES STATEMENT**

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, of the charity for that period.

**THE CHEDVA CHARITABLE TRUST**  
**TRUSTEES' ANNUAL REPORT** *(continued)*  
**YEAR ENDED 31 MARCH 2021**

In preparing these financial statements, the trustees are required to:

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

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 Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust Deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**AUDITOR**

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

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

The auditor is deemed to have been re-appointed in accordance with the relevant provisions.

The trustees' annual report was approved on 28 January 2022 and signed on behalf of the board of trustees by:

  
Mr D Rabson  
Trustee

**THE CHEDVA CHARITABLE TRUST**  
**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE CHEDVA**  
**CHARITABLE TRUST**  
**YEAR ENDED 31 MARCH 2021**

**OPINION**

We have audited the financial statements of The Chedva Charitable Trust (the 'charity') for the year ended 31 March 2021 which comprise the statement of financial activities, statement of financial position, statement of cash flows 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 charity's affairs as at 31 March 2021 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;
- have been prepared in accordance with the requirements of the Charities Act 2011.

**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 the provisions available for small entities, in the circumstances set out in note 27 to the financial statements, 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.

**THE CHEDVA CHARITABLE TRUST**  
**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE CHEDVA**  
**CHARITABLE TRUST** *(continued)*  
**YEAR ENDED 31 MARCH 2021**

**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.

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.

**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 Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the trustees' report is inconsistent in any material respect with the financial statements; or
- adequate accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; 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 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.

## **THE CHEDVA CHARITABLE TRUST**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE CHEDVA CHARITABLE TRUST *(continued)***

**YEAR ENDED 31 MARCH 2021**

#### **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.

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 charity through discussion with the trustees and senior management. We identified financial reporting legislation (including related companies legislation and charities legislation), taxation legislation, employment legislation and anti-bribery 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 laws and regulations.
- We discussed with the trustees and senior management the policies and procedures regarding compliance with these legal and regulatory frameworks.
- We assessed the susceptibility of the charity's financial statements to material misstatement due to non-compliance with legal and regulatory frameworks, including how fraud might occur, by enquiry with the trustees and senior management during the planning and finalisation 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.

**THE CHEDVA CHARITABLE TRUST**  
**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE CHEDVA**  
**CHARITABLE TRUST** *(continued)*  
**YEAR ENDED 31 MARCH 2021**

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.
- 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.

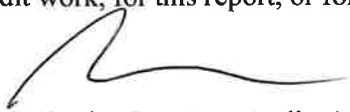
We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

**THE CHEDVA CHARITABLE TRUST**  
**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE CHEDVA**  
**CHARITABLE TRUST** *(continued)*  
**YEAR ENDED 31 MARCH 2021**

Cohen Arnold is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

**USE OF OUR REPORT**

This report is made solely to the charity's members, as a body, in accordance with section 145 of the Charities Act 2011 and regulations made under section 154 of that Act. 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.



Barry Leigh (Senior Statutory Auditor)

For and on behalf of  
Cohen Arnold  
Chartered Accountants & Statutory Auditor  
New Burlington House  
1075 Finchley Road  
London  
NW11 0PU

*28 January 2022*

**THE CHEDVA CHARITABLE TRUST**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**YEAR ENDED 31 MARCH 2021**

		2021		2020
	Note	Unrestricted funds £	Total funds £	Total funds £
<b>Income and endowments</b>				
Donations and legacies	4	101,752	<b>101,752</b>	164,025
Investment income	5	455,833	<b>455,833</b>	515,848
<b>Total income</b>		<u>557,585</u>	<u><b>557,585</b></u>	<u>679,873</u>
<b>Expenditure</b>				
Expenditure on raising funds:				
Investment management costs	6	(84,882)	<b>(84,882)</b>	(118,550)
Expenditure on charitable activities	7,8	(1,137,849)	<b>(1,137,849)</b>	(912,196)
<b>Total expenditure</b>		<u>(1,222,731)</u>	<u><b>(1,222,731)</b></u>	<u>(1,030,746)</u>
Net gains/(losses) on investments	11	673,979	<b>673,979</b>	(121,144)
<b>Net income/(expenditure) and net movement in funds</b>		<u>8,833</u>	<u><b>8,833</b></u>	<u>(472,017)</u>
<b>Reconciliation of funds</b>				
Total funds brought forward		7,682,568	<b>7,682,568</b>	8,154,585
<b>Total funds carried forward</b>		<u>7,691,401</u>	<u><b>7,691,401</b></u>	<u>7,682,568</u>


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

**THE CHEDVA CHARITABLE TRUST**  
**STATEMENT OF FINANCIAL POSITION**

**31 MARCH 2021**

	Note	2021		2020	
		£	£	£	£
<b>FIXED ASSETS</b>					
Investments	15		7,000,851		6,329,853
<b>CURRENT ASSETS</b>					
Debtors	17	747,421		670,541	
Cash at bank and in hand		948,181		1,815,235	
		<u>1,695,602</u>		<u>2,485,776</u>	
<b>CREDITORS: amounts falling due within one year</b>	18	<u>(511,752)</u>		<u>(672,367)</u>	
<b>NET CURRENT ASSETS</b>			<u>1,183,850</u>		<u>1,813,409</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>8,184,701</u>		<u>8,143,262</u>
<b>CREDITORS: amounts falling due after more than one year</b>	19		<u>(493,300)</u>		<u>(460,694)</u>
<b>NET ASSETS</b>			<u>7,691,401</u>		<u>7,682,568</u>
<b>FUNDS OF THE CHARITY</b>					
Unrestricted funds			<u>7,691,401</u>		<u>7,682,568</u>
<b>Total charity funds</b>	21		<u>7,691,401</u>		<u>7,682,568</u>

These financial statements were approved by the board of trustees and authorised for issue on 28 January 2022, and are signed on behalf of the board by:

  
 Mr D Rabson  
 Trustee

Charity Registration No. 803401

**THE CHEDVA CHARITABLE TRUST**

**STATEMENT OF CASH FLOWS**

**YEAR ENDED 31 MARCH 2021**

	2021	2020
	£	£
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Net income/(expenditure)	<b>8,833</b>	(472,017)
<i>Adjustments for:</i>		
Net gains/(losses) on investments	<b>(673,979)</b>	121,144
Dividends, interest and rents from investments	<b>(454,709)</b>	(514,796)
Other interest receivable and similar income	<b>(1,124)</b>	(1,052)
Interest payable and similar charges	<b>10,735</b>	16,994
Accrued income	–	(2,500)
Expenditure on investment properties	<b>74,147</b>	101,556
<i>Changes in:</i>		
Trade and other debtors	–	71,000
Trade and other creditors	<b>(1,023)</b>	(2,465)
Cash generated from operations	<b>(1,037,120)</b>	(682,136)
Net cash used in operating activities	<b>(1,037,120)</b>	(682,136)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Dividends, interest and rents from investments	<b>344,908</b>	456,934
Expenditure on investment properties	<b>(73,552)</b>	(109,756)
Proceeds from sale of other investments	<b>2,981</b>	–
Net cash from investing activities	<b>274,337</b>	347,178
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Proceeds from borrowings	<b>45,000</b>	16,895
Repayments of borrowings	<b>(145,261)</b>	(139,002)
Interest paid	<b>(4,010)</b>	(10,269)
Net cash used in financing activities	<b>(104,271)</b>	(132,376)
<b>NET DECREASE IN CASH AND CASH EQUIVALENTS</b>	<b>(867,054)</b>	(467,334)
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	<b>1,815,235</b>	2,282,569
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>	<b>948,181</b>	1,815,235

The notes on pages 13 to 22 form part of these financial statements.

**THE CHEDVA CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2021**

**1. GENERAL INFORMATION**

The charity is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is 16 Broadfields Avenue, Edgware, Middlesex, HA8 8PG.

**2. STATEMENT OF COMPLIANCE**

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (Charities SORP (FRS 102)) and the Charities Act 2011.

**3. ACCOUNTING POLICIES**

**Basis of preparation**

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

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

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

**Going concern**

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

**Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Judgements and estimates made by the trustees, in the application of these accounting policies have significant effect on the financial statements as follows:

i. Property valuations

The valuation of the charity'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. 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.

ii. 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 CHEDVA CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 MARCH 2021**

**3. ACCOUNTING POLICIES** *(continued)*

**Taxation**

The charity is not liable to direct taxation on its income or gains, whether realised or not, as it falls within the various exemptions liable to registered charities. Accordingly, the charity does not recognise any deferred tax liability on revaluations of investments as no tax would be due in the event of a disposal as the charity would benefit from the relevant exemptions, as it will apply all funds for qualifying charitable purposes.

**Fund accounting**

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

**Incoming resources**

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

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.

- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.

**Resources expended**

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

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.

- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.

- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

**Grants payable policy**

These are only recognised in the accounts when a commitment has been made and there are no conditions to be met relating to the grant which remains in the control of the charity.

**Acquisitions and disposals of properties**

Acquisitions and disposals of properties are considered to take place at the date of legal completion and are included in the financial statements accordingly.

**THE CHEDVA CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 MARCH 2021**

**3. ACCOUNTING POLICIES** *(continued)*

**Investment property**

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

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

**Investments in associates**

Investments in associates accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure.

**Financial instruments**

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

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

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

Debt instruments are subsequently measured at amortised cost.

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

For all equity instruments regardless of significance, these are assessed individually for impairment.

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

**4. DONATIONS AND LEGACIES**

	Unrestricted Funds £	<b>Total Funds 2021 £</b>	Unrestricted Funds £	Total Funds 2020 £
<b>DONATIONS</b>				
Donations received	<u>101,752</u>	<u><b>101,752</b></u>	<u>164,025</u>	<u>164,025</u>

**THE CHEDVA CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 MARCH 2021**

**5. INVESTMENT INCOME**

	Unrestricted Funds £	<b>Total Funds 2021 £</b>	Unrestricted Funds £	Total Funds 2020 £
Income from investment properties	419,329	<b>419,329</b>	387,184	387,184
Income from listed investments	35,380	<b>35,380</b>	127,612	127,612
Bank interest receivable	1,124	<b>1,124</b>	1,052	1,052
	<u>455,833</u>	<u><b>455,833</b></u>	<u>515,848</u>	<u>515,848</u>

**6. INVESTMENT MANAGEMENT COSTS**

	Unrestricted Funds £	<b>Total Funds 2021 £</b>	Unrestricted Funds £	Total Funds 2020 £
Property management expenses	74,147	<b>74,147</b>	101,556	101,556
Interest payable and similar charges	10,735	<b>10,735</b>	16,994	16,994
	<u>84,882</u>	<u><b>84,882</b></u>	<u>118,550</u>	<u>118,550</u>

**7. EXPENDITURE ON CHARITABLE ACTIVITIES BY FUND TYPE**

	Unrestricted Funds £	<b>Total Funds 2021 £</b>	Unrestricted Funds £	Total Funds 2020 £
Grants paid	1,123,500	<b>1,123,500</b>	900,180	900,180
Support costs	14,349	<b>14,349</b>	12,016	12,016
	<u>1,137,849</u>	<u><b>1,137,849</b></u>	<u>912,196</u>	<u>912,196</u>

**8. EXPENDITURE ON CHARITABLE ACTIVITIES BY ACTIVITY TYPE**

	Grant funding of activities £	Support costs £	<b>Total funds 2021 £</b>	Total fund 2020 £
Grants paid	1,123,500	–	<b>1,123,500</b>	900,180
Governance costs	–	14,349	<b>14,349</b>	12,016
	<u>1,123,500</u>	<u>14,349</u>	<u><b>1,137,849</b></u>	<u>912,196</u>

**9. ANALYSIS OF SUPPORT COSTS**

	Support costs £	<b>Total 2021 £</b>	Total 2020 £
Governance costs	14,349	<b>14,349</b>	12,016

**10. ANALYSIS OF GRANTS**

Donations aggregating £1,122,000 in support of education and relief from poverty were made to Achisomoch Aid Company Limited. Donations aggregating £1,500 were made to other charitable institutions for the advancement of health and relief from poverty.

**THE CHEDVA CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 MARCH 2021**

**11. NET GAINS/(LOSSES) ON INVESTMENTS**

	Unrestricted Funds £	<b>Total Funds 2021 £</b>	Unrestricted Funds £	Total Funds 2020 £
Gains/(losses) on investment property	551,842	<b>551,842</b>	–	–
Gains/(losses) on listed investments	124,449	<b>124,449</b>	(109,013)	(109,013)
Realised losses/(gains) on disposal of investment assets	(2,312)	<b>(2,312)</b>	(12,131)	(12,131)
	<u>673,979</u>	<u><b>673,979</b></u>	<u>(121,144)</u>	<u>(121,144)</u>

**12. NET INCOME/(EXPENDITURE)**

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

	<b>2021 £</b>	2020 £
Fees payable for the audit of the financial statements	<u><b>12,500</b></u>	<u>12,500</u>

**13. STAFF COSTS**

The average head count of employees, including trustees, during the year was 2 (2020: 2).

No salaries or wages have been paid to employees, including the trustees, during the year (2020: Nil).

**14. TRUSTEE REMUNERATION AND EXPENSES**

No remuneration or other benefits from employment with the charity or a related entity were received by the trustees.

The charity did not meet any individual expenses incurred by the trustees for services provided to the charity.

**15. INVESTMENTS**

	Listed investments £	Investment properties £	Other investments £	<b>Total £</b>
<b>Cost or valuation</b>				
At 1 April 2020	1,224,501	4,798,352	307,000	<b>6,329,853</b>
Additions	–	–	–	–
Disposals	(5,293)	–	–	<b>(5,293)</b>
Fair value movements	124,449	551,842	–	<b>676,291</b>
<b>At 31 March 2021</b>	<u>1,343,657</u>	<u>5,350,194</u>	<u>307,000</u>	<u><b>7,000,851</b></u>
<b>Impairment</b>				
At 1 April 2020 and 31 March 2021			–	–
<b>Carrying amount</b>				
At 31 March 2021	<u>1,343,657</u>	<u>5,350,194</u>	<u>307,000</u>	<u><b>7,000,851</b></u>
At 31 March 2020	<u>1,224,501</u>	<u>4,798,352</u>	<u>307,000</u>	<u>6,329,853</u>

All investments shown above are held at valuation.

**THE CHEDVA CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 MARCH 2021**

**15. INVESTMENTS** *(continued)*

**Investment properties**

The charity's residential investment properties were valued by the trustees at 31 March 2021 based on their understanding of property market conditions and the specific properties concerned, using a sales valuation approach, derived from recent comparable transactions on the market, adjusted by applying discounts to reflect status of occupation and condition.

The charity's commercial investment properties were valued at 31 March 2021 by the trustees based on their understanding of property market conditions and the specific properties concerned using the income capitalisation method, requiring the application of an appropriate market based yield to net operating income.

The historical cost of the properties is £5,136,065.

At the year end, title to the investment properties is registered in the name of the undermentioned nominee companies:

Elda Limited  
Danecroft Properties Limited  
Midaforce Limited

**Financial assets held at fair value**

Listed investments are valued at market value as at year end.

**THE CHEDVA CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 MARCH 2021**

**16. INVESTMENT ENTITIES**

**Investments in associates**

The charity holds 40% of the ordinary share capital of Tenbest Limited, a property investment company incorporated in Great Britain and registered in England and Wales. The registered address of Tenbest Limited is 115 Craven Park Road, London, N15 6BL. Tenbest Limited prepares its accounts to 31 March.

The aggregate assets, liabilities, capital and reserves of Tenbest Limited that are attributable to the charity as at 31 March 2021 were as follows:

	2021 £	2020 £
Fixed assets	2,325,405	2,325,407
Current assets	824,160	1,007,107
Current liabilities	(1,312,394)	(1,459,818)
Non-current liabilities	(1,428,059)	(1,463,588)
	<u>409,112</u>	<u>409,108</u>
Aggregate capital and reserves	<u>409,112</u>	<u>409,108</u>

A summary of turnover, expenditure and profit/(loss) that are attributable to the charity for the year ended 31 March 2021 is as follows:

	2021 £	2020 £
Turnover	237,488	263,452
Administrative expenses	(170,311)	(187,920)
Income from fixed asset investments	–	73
Interest receivable and similar income	12	20
Interest payable and similar expenses	(67,186)	(75,628)
	<u>3</u>	<u>(3)</u>

The fair values of investments in associates are determined using the net assets of the investments, with discounts applied for minority shareholdings.

**17. DEBTORS**

	2021 £	2020 £
Trade debtors	231,565	141,363
Prepayments and accrued income	16,705	17,300
Other debtors	499,151	511,878
	<u>747,421</u>	<u>670,541</u>

Other debtors includes an amount of £163,810 (2020: £–) due from AIM Property Management LLP, a partnership whose partners include a company whose directors are trustees of the charity, which does not bear interest, held on property management account.

**THE CHEDVA CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 MARCH 2021**

**18. CREDITORS: amounts falling due within one year**

	<b>2021</b>	2020
	£	£
Bank loans and overdrafts	<b>12,394</b>	145,261
Trade creditors	<b>9,150</b>	9,150
Accruals and deferred income	<b>197,289</b>	197,718
Social security and other taxes	<b>7,994</b>	9,017
Other creditors	<b>284,925</b>	311,221
	<b><u>511,752</u></b>	<u>672,367</u>

The bank loan is secured by legal charges over certain of the charity's investment properties, which are registered in the name of nominee companies. Other creditors include an amount of £192,899 (2020: £167,440) due to Airex Limited, a company whose directors are trustees of the charity, which does not bear interest.

**19. CREDITORS: amounts falling due after more than one year**

	<b>2021</b>	2020
	£	£
Bank loans and overdrafts	<b>45,000</b>	12,394
Other creditors	<b>448,300</b>	448,300
	<b><u>493,300</u></b>	<u>460,694</u>

Bank loans include a £45,000 government backed loan under the Bounce Back Loan Scheme.

**20. DEFERRED INCOME**

	<b>2021</b>	2020
	£	£
At 1 April 2020	<b>97,185</b>	72,530
Amount released to income	<b>(97,185)</b>	(72,530)
Amount deferred in year	<b>90,031</b>	97,185
<b>At 31 March 2021</b>	<b><u>90,031</u></b>	<u>97,185</u>

Deferred income arises from rents charged in advance.

**THE CHEDVA CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 MARCH 2021**

**21. ANALYSIS OF CHARITABLE FUNDS**

**Unrestricted funds**

	At 1 April 2020	Income	Expenditure	Gains and losses	At 31 March 2021
	£	£	£	£	£
General funds	<u>7,682,568</u>	<u>557,585</u>	<u>(1,222,731)</u>	<u>673,979</u>	<u>7,691,401</u>

	At 1 April 2019	Income	Expenditure	Gains and losses	At 31 March 2020
	£	£	£	£	£
General funds	<u>8,154,585</u>	<u>679,873</u>	<u>(1,030,746)</u>	<u>(121,144)</u>	<u>7,682,568</u>

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

	Unrestricted Funds	Total Funds 2021
	£	£
Investments	7,000,851	<b>7,000,851</b>
Current assets	1,695,602	<b>1,695,602</b>
Creditors less than 1 year	(511,752)	<b>(511,752)</b>
Creditors greater than 1 year	(493,300)	<b>(493,300)</b>
<b>Net assets</b>	<u>7,691,401</u>	<u>7,691,401</u>

	Unrestricted Funds	Total Funds 2020
	£	£
Investments	6,329,853	6,329,853
Current assets	2,485,776	2,485,776
Creditors less than 1 year	(672,367)	(672,367)
Creditors greater than 1 year	(460,694)	(460,694)
<b>Net assets</b>	<u>7,682,568</u>	<u>7,682,568</u>

**23. FINANCIAL INSTRUMENTS**

The carrying amount for each category of financial instrument is as follows:

	2021	2020
	£	£
<b>Financial assets measured at fair value through income and expenditure</b>		
Financial assets measured at fair value through income and expenditure	<u>1,650,657</u>	<u>1,531,501</u>

**THE CHEDVA CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 MARCH 2021**

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

	At 1 Apr 2020	Movements	At 31 Mar 2021
	£	£	£
Cash at bank and in hand	1,815,235	(867,054)	<b>948,181</b>
Debt due within one year	(145,261)	132,867	<b>(12,394)</b>
Debt due after one year	(12,394)	(32,606)	<b>(45,000)</b>
	<u>1,657,580</u>	<u>(766,793)</u>	<u><b>890,787</b></u>

**25. OPERATING LEASE COMMITMENTS**

**As lessor**

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

	2021	2020
	£	£
Not later than 1 year	<b>54,958</b>	277,625
Later than 1 year and not later than 5 years	<b>106,500</b>	258,833
Later than 5 years	<b>26,625</b>	223,750
	<u><b>188,083</b></u>	<u>760,208</u>

**26. RELATED PARTIES**

During the year, the charity received donations of £101,752 (2020: £82,689) from Tenbest Limited.

Other debtors include short term charitable loans totalling £110,500 to charities of which Mr D Rabson, a trustee of this charity, is a trustee.

**27. ETHICAL STANDARDS**

In common with many businesses of the charity's size and nature, the charity uses its auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.