

GROVE END ROAD LIMITED

England & Wales · Charity number 1060844

Details

Other names ST JOHNS WOOD SYNAGOGUE CHARITY LIMITED

Status Registered

Legal form Charitable company

Company number [03300492](#)

Registered 1997-02-20

Register [View on the Charity Commission register](#)

Contact

Address First Floor
Winston House
349 Regents Park Road
London
N3 1DH

Phone 02076240111

Email groveendroadltd@gmail.com

Activities

Objects: THE ADVANCEMENT OF JEWISH RELIGION

Activities: The advancement of the Jewish religion and to apply the capital and income of the Charity or either of them for the charitable purposes of such one or more Jewish Bodies Associations and organisations being charitable which the Charity shall select and to such other charitable purposes as the Charity shall select. i.e. operate bank accounts, raise funds, donations, staff, buy/sell property etc.

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing, Religious Activities
- **Who:** People Of A Particular Ethnic Or Racial Origin

Geography

- **Area of benefit:** GREATER LONDON
- Throughout London

Finances

Period end	Income	Expenditure	Assets	Employees
2025-01-31	£30,634	£5,827	-	-
2024-01-31	£53,090	£25,426	-	-
2023-01-31	£44,822	£17,623	-	-
2022-01-31	£35,992	£15,062	-	-
2021-01-31	£33,361	£9,205	-	-

Trustees

Name	Role	Appointed
CHARLES NICHOLAS LOSSOS LLB		2012-03-04
Daniel Goldwater		2019-05-22
Daniel Jacob Oscar Schaffer		2024-07-10

GROVE END ROAD LIMITED

England & Wales - Charity number 1060844

Accounts

REGISTERED COMPANY NUMBER: 03300492 (England and Wales)
REGISTERED CHARITY NUMBER: 1060844

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 JANUARY 2025
FOR
GROVE END ROAD LIMITED**

Melinek Fine LLP
Chartered Accountants
First Floor, Winston House
349 Regents Park Road
London
N3 1DH

GROVE END ROAD LIMITED
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FOR THE YEAR ENDED 31 JANUARY 2025

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**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 JANUARY 2025**

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 January 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charity's objects are the advancement of the Jewish religion and the application of its capital and income for charitable purposes through support of Jewish charities, associations and organisations, and such other charitable purposes as the trustees may select.

Public benefit

The Trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Trust's aims and objectives and in planning future activities.

ACHIEVEMENTS AND PERFORMANCE

Internal and external factors

The principal asset of the charity is its freehold property, which remained vacant for much of the year. As a result, rental income was significantly lower than the prior year, although the trustees continued to ensure the property was properly maintained and available for future use in furtherance of the charity's objects.

FINANCIAL REVIEW

Financial position

The charity's principal asset is its freehold property, valued at £1,157,331 at the year end. Rental income from the property declined during the year to £1,000 (2024: £30,995), reflecting a period when the property was vacant. Expenditure relating to the property and investment management totalled £4,625 (2024: £24,228).

In addition, the charity earned £29,634 (2024: £22,095) in interest from loans made to third parties.

At 31 January 2025, total unrestricted reserves stood at £1,649,632 (2024: £1,624,825).

Reserves policy

The trustees aim to maintain reserves at a level sufficient to safeguard the charity's ongoing obligations and to provide flexibility in supporting its charitable objects.

FUTURE PLANS

Looking ahead, the trustees will continue to review options for securing long-term rental income from the charity's property and will consider further opportunities to support Jewish charitable organisations in line with the charity's objects.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Organisational structure

The charity is governed by its trustees. It must have a minimum of two trustees at all times, with no upper limit. New trustees may be appointed by ordinary resolution of the existing trustees.

Risk management

The trustees keep under regular review the principal risks facing the charity, including financial, property and governance risks, and are satisfied that reserves are adequate to meet foreseeable needs.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

03300492 (England and Wales)

Registered Charity number

1060844

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 JANUARY 2025**

Registered office

First Floor Winston House
349 Regents Park Road
London
N3 1DH

Trustees

Mr D Goldwater
Mr C Lossos
Lord A Grabiner (resigned 10.7.24)
Mr D J O Schaffer (appointed 9.7.24)

Independent Examiner

Melinek Fine LLP
Chartered Accountants
First Floor, Winston House
349 Regents Park Road
London
N3 1DH

Approved by order of the board of trustees on 25 September 2025 and signed on its behalf by:

Mr C Lossos - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
GROVE END ROAD LIMITED**

Independent examiner's report to the trustees of Grove End Road Limited ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 January 2025.

Responsibilities and basis of report

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

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

Independent examiner's statement

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

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Mr Aryeh Melinek, FCA

Melinek Fine LLP
Chartered Accountants
First Floor, Winston House
349 Regents Park Road
London
N3 1DH

25 September 2025

GROVE END ROAD LIMITED
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 JANUARY 2025

	Notes	2025 Unrestricted fund £	2024 Total funds £
INCOME AND ENDOWMENTS FROM			
Investment income	2	<u>30,634</u>	<u>53,090</u>
EXPENDITURE ON			
Raising funds	3	4,625	24,228
Charitable activities			
Charitable activities		<u>1,202</u>	<u>1,198</u>
Total		<u>5,827</u>	<u>25,426</u>
NET INCOME		24,807	27,664
RECONCILIATION OF FUNDS			
Total funds brought forward		<u>1,624,825</u>	<u>1,597,161</u>
TOTAL FUNDS CARRIED FORWARD		<u>1,649,632</u>	<u>1,624,825</u>

The notes form part of these financial statements

GROVE END ROAD LIMITED (REGISTERED NUMBER: 03300492)

**BALANCE SHEET
31 JANUARY 2025**

	Notes	2025 Unrestricted fund £	2024 Total funds £
FIXED ASSETS			
Tangible assets	7	1,157,331	1,139,843
CURRENT ASSETS			
Debtors	8	274,399	82,633
Cash at bank		<u>219,725</u>	<u>403,871</u>
		494,124	486,504
CREDITORS			
Amounts falling due within one year	9	(1,823)	(1,522)
		<u>492,301</u>	<u>484,982</u>
NET CURRENT ASSETS			
		1,649,632	1,624,825
TOTAL ASSETS LESS CURRENT LIABILITIES			
		<u>1,649,632</u>	<u>1,624,825</u>
NET ASSETS			
		<u>1,649,632</u>	<u>1,624,825</u>
FUNDS			
Unrestricted funds		<u>1,649,632</u>	<u>1,624,825</u>
TOTAL FUNDS			
		<u>1,649,632</u>	<u>1,624,825</u>

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

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

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

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

The financial statements were approved by the Board of Trustees and authorised for issue on 25 September 2025 and were signed on its behalf by:

Mr C Lossos - Trustee

The notes form part of these financial statements

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2025**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

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

Income

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

Expenditure

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

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings - at varying rates on cost

Taxation

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

Fund accounting

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

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

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

Financial instruments

The Company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective impairment is found, an impairment loss is recognised in profit or loss.

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

Legal status of the charity

The charity is a company limited by guarantee and has no share capital. Liability of each member in the event of winding-up is limited to £10.

GROVE END ROAD LIMITED

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JANUARY 2025**

2. INVESTMENT INCOME

	2025	2024
	£	£
Rents received	1,000	30,995
Deposit account interest	<u>29,634</u>	<u>22,095</u>
	<u>30,634</u>	<u>53,090</u>

3. RAISING FUNDS

Investment management costs

	2025	2024
	£	£
Management fees	700	4,463
Property repairs	-	9,724
Rates	1,139	-
Insurance	1,198	836
Legal and professional	1,355	3,710
Light & Heat	233	-
Depreciation	-	<u>5,495</u>
	<u>4,625</u>	<u>24,228</u>

4. NET INCOME/(EXPENDITURE)

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

	2025	2024
	£	£
Depreciation - owned assets	<u>-</u>	<u>5,495</u>

5. TRUSTEES' REMUNERATION AND BENEFITS

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

Trustees' expenses

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

6. STAFF COSTS

The average monthly number of employees during the year is nil (2024: nil).

GROVE END ROAD LIMITED

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JANUARY 2025**

7. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Totals £
COST			
At 1 February 2024	1,139,843	16,136	1,155,979
Additions	<u>17,488</u>	<u>-</u>	<u>17,488</u>
At 31 January 2025	<u>1,157,331</u>	<u>16,136</u>	<u>1,173,467</u>
DEPRECIATION			
At 1 February 2024 and 31 January 2025	<u>-</u>	<u>16,136</u>	<u>16,136</u>
NET BOOK VALUE			
At 31 January 2025	<u>1,157,331</u>	<u>-</u>	<u>1,157,331</u>
At 31 January 2024	<u>1,139,843</u>	<u>-</u>	<u>1,139,843</u>

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Other debtors	273,000	80,000
Prepayments and accrued income	<u>1,399</u>	<u>2,633</u>
	<u>274,399</u>	<u>82,633</u>

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Other creditors	653	352
Accruals and deferred income	<u>1,170</u>	<u>1,170</u>
	<u>1,823</u>	<u>1,522</u>

10. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 January 2025.

GROVE END ROAD LIMITED

England & Wales - Charity number 1060844

Accounts

REGISTERED COMPANY NUMBER: 03300492 (England and Wales)
REGISTERED CHARITY NUMBER: 1060844

Report of the Trustees and
Unaudited Financial Statements
FOR THE YEAR ENDED
31 January 2024

for

GROVE END ROAD LIMITED

Melinek Fine LLP
Chartered Accountants
First Floor, Winston House
349 Regents Park Road
London
N3 1DH

GROVE END ROAD LIMITED
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FOR THE YEAR ENDED 31 JANUARY 2024

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**Report of the Trustees
FOR THE YEAR ENDED 31 JANUARY 2024**

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 January 2024. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objective of the charity is the advancement of the orthodox Jewish religion.

Public benefit

The Trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Trust's aims and objectives and in planning future activities.

ACHIEVEMENT AND PERFORMANCE

Internal and external factors

There are no specific factors to report.

FINANCIAL REVIEW

Financial position

The charity holds a freehold property which is used to further the charity's objects. During the year the charity received £30,995 (2023: £30,278) in rental income from the property and incurred expenditure of £24,228 (2023: £15,116).

The charity made interest-bearing loans to third parties which resulted in £22,095 (2023: £14,544) of interest income.

As at the balance sheet date the charity had total unrestricted reserves of £1,624,825 (2023: £1,597,161), which included a property owned by the charity with a book value of £1,139,843.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Organisational structure

The charity is governed by the trustees. The charity must have a minimum of two trustees at any time but there is no maximum. The trustees may appoint a person to become a trustee by ordinary resolution.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

03300492 (England and Wales)

Registered Charity number

1060844

Registered office

First Floor Winston House
349 Regents Park Road
London
N3 1DH

Trustees

Mr D Goldwater
Mr C Lossos
Mr I B Glick (resigned 28.9.23)
Lord A Grabiner (resigned 10.7.24)
Mr D J O Schaffer (appointed 9.7.24)

**Report of the Trustees
FOR THE YEAR ENDED 31 JANUARY 2024**

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner

Melinek Fine LLP
Chartered Accountants
First Floor, Winston House
349 Regents Park Road
London
N3 1DH

Approved by order of the board of trustees on 21 October 2024 and signed on its behalf by:

Mr C Lossos - Trustee

Independent Examiner's Report to the Trustees of Grove End Road Limited

Independent examiner's report to the trustees of Grove End Road Limited ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 January 2024.

Responsibilities and basis of report

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

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

Independent examiner's statement

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

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Mr Aryeh Melinek, FCA

Melinek Fine LLP
Chartered Accountants
First Floor, Winston House
349 Regents Park Road
London
N3 1DH

21 October 2024

GROVE END ROAD LIMITED
Statement of Financial Activities
FOR THE YEAR ENDED 31 JANUARY 2024

	Notes	2024 Unrestricted fund £	2023 Total funds £
INCOME AND ENDOWMENTS FROM			
Investment income	2	<u>53,090</u>	<u>44,822</u>
EXPENDITURE ON			
Raising funds	3	24,228	15,116
Charitable activities			
Charitable activities		<u>1,198</u>	<u>2,507</u>
Total		<u>25,426</u>	<u>17,623</u>
NET INCOME		27,664	27,199
RECONCILIATION OF FUNDS			
Total funds brought forward		<u>1,597,161</u>	<u>1,569,962</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>1,624,825</u></u>	<u><u>1,597,161</u></u>

The notes form part of these financial statements

GROVE END ROAD LIMITED (REGISTERED NUMBER: 03300492)**Balance Sheet
31 JANUARY 2024**

	Notes	2024 Unrestricted fund £	2023 Total funds £
FIXED ASSETS			
Tangible assets	7	1,139,843	1,145,338
CURRENT ASSETS			
Debtors	8	82,633	300,688
Cash at bank		<u>403,871</u>	<u>152,305</u>
		486,504	452,993
CREDITORS			
Amounts falling due within one year	9	(1,522)	(1,170)
		<u>484,982</u>	<u>451,823</u>
NET CURRENT ASSETS			
		<u>1,624,825</u>	<u>1,597,161</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			
		<u>1,624,825</u>	<u>1,597,161</u>
NET ASSETS			
		<u>1,624,825</u>	<u>1,597,161</u>
FUNDS			
Unrestricted funds		<u>1,624,825</u>	<u>1,597,161</u>
TOTAL FUNDS		<u>1,624,825</u>	<u>1,597,161</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 January 2024.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 January 2024 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

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

The financial statements were approved by the Board of Trustees and authorised for issue on 21 October 2024 and were signed on its behalf by:

Mr C Lossos - Trustee

The notes form part of these financial statements

GROVE END ROAD LIMITED
Notes to the Financial Statements
FOR THE YEAR ENDED 31 JANUARY 2024

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

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

Income

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

Expenditure

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

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings - at varying rates on cost

Taxation

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

Fund accounting

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

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

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

Legal status of the charity

The charity is a company limited by guarantee and has no share capital. Liability of each member in the event of winding-up is limited to £10.

2. INVESTMENT INCOME

	2024	2023
	£	£
Rents received	30,995	30,278
Deposit account interest	<u>22,095</u>	<u>14,544</u>
	<u>53,090</u>	<u>44,822</u>

GROVE END ROAD LIMITED

**Notes to the Financial Statements - continued
FOR THE YEAR ENDED 31 JANUARY 2024**

3. RAISING FUNDS

Investment management costs

	2024	2023
	£	£
Management fees	4,463	4,360
Property repairs	9,724	366
Insurance	836	714
Legal and professional	3,710	4,181
Depreciation	<u>5,495</u>	<u>5,495</u>
	<u>24,228</u>	<u>15,116</u>

4. NET INCOME/(EXPENDITURE)

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

	2024	2023
	£	£
Depreciation - owned assets	<u>5,495</u>	<u>5,495</u>

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 January 2024 nor for the year ended 31 January 2023.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 January 2024 nor for the year ended 31 January 2023.

6. STAFF COSTS

The average monthly number of employees during the year is nil (2023: nil).

7. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Totals £
COST			
At 1 February 2023 and 31 January 2024	<u>1,139,843</u>	<u>16,136</u>	<u>1,155,979</u>
DEPRECIATION			
At 1 February 2023	-	10,641	10,641
Charge for year	<u>-</u>	<u>5,495</u>	<u>5,495</u>
At 31 January 2024	<u>-</u>	<u>16,136</u>	<u>16,136</u>
NET BOOK VALUE			
At 31 January 2024	<u>1,139,843</u>	<u>-</u>	<u>1,139,843</u>
At 31 January 2023	<u>1,139,843</u>	<u>5,495</u>	<u>1,145,338</u>

GROVE END ROAD LIMITED

**Notes to the Financial Statements - continued
FOR THE YEAR ENDED 31 JANUARY 2024**

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Other debtors	80,000	300,000
Prepayments and accrued income	<u>2,633</u>	<u>688</u>
	<u>82,633</u>	<u>300,688</u>

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Other creditors	352	-
Accruals and deferred income	<u>1,170</u>	<u>1,170</u>
	<u>1,522</u>	<u>1,170</u>

10. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 January 2024.

11. FINANCIAL INSTRUMENTS

The Company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective impairment is found, an impairment loss is recognised in profit or loss.

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

GROVE END ROAD LIMITED

England & Wales - Charity number 1060844

Accounts

REGISTERED COMPANY NUMBER: 03300492 (England and Wales)
REGISTERED CHARITY NUMBER: 1060844

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 JANUARY 2023
FOR
GROVE END ROAD LIMITED**

Melinek Fine LLP
Chartered Accountants
First Floor, Winston House
349 Regents Park Road
London
N3 1DH

GROVE END ROAD LIMITED
CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2023

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Balance Sheet	5
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**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 JANUARY 2023**

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 January 2023. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objective of the charity is the advancement of the orthodox Jewish religion.

Public benefit

The Trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Trust's aims and objectives and in planning future activities.

ACHIEVEMENT AND PERFORMANCE

Internal and external factors

There are no specific factors to report.

FINANCIAL REVIEW

Financial position

The charity holds a freehold property which is used to further the charity's objects. During the year the charity received £30,278 (2022: £29,400) in rental income from the property and incurred expenditure of £11,235 (2022: £11,224).

The charity made interest-bearing loans to third parties which resulted in £14,544 (2022: £1,519) of interest income.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Organisational structure

The charity is governed by the trustees. The charity must have a minimum of two trustees at any time but there is no maximum. The trustees may appoint a person to become a trustee by ordinary resolution.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

03300492 (England and Wales)

Registered Charity number

1060844

Registered office

First Floor Winston House
349 Regents Park Road
London
N3 1DH

Trustees

Mr D Goldwater
Mr C Lossos
Mr I B Glick (resigned 28.9.23)
Lord A Grabiner

Independent Examiner

Melinek Fine LLP
Chartered Accountants
First Floor, Winston House
349 Regents Park Road
London
N3 1DH

GROVE END ROAD LIMITED (REGISTERED NUMBER: 03300492)

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 JANUARY 2023**

Approved by order of the board of trustees on 9 October 2023 and signed on its behalf by:

Mr C Lossos - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
GROVE END ROAD LIMITED**

Independent examiner's report to the trustees of Grove End Road Limited ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 January 2023.

Responsibilities and basis of report

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

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

Independent examiner's statement

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

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Mr Aryeh Melinek, FCA

Melinek Fine LLP
Chartered Accountants
First Floor, Winston House
349 Regents Park Road
London
N3 1DH

9 October 2023

GROVE END ROAD LIMITED
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 JANUARY 2023

	Notes	2023 Unrestricted fund £	2022 Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies		-	5,073
Investment income	2	<u>44,822</u>	<u>30,920</u>
Total		<u>44,822</u>	<u>35,993</u>
EXPENDITURE ON			
Raising funds	3	15,116	11,224
Charitable activities			
Charitable activities		<u>2,507</u>	<u>3,839</u>
Total		<u>17,623</u>	<u>15,063</u>
NET INCOME		27,199	20,930
RECONCILIATION OF FUNDS			
Total funds brought forward		<u>1,569,962</u>	<u>1,549,032</u>
TOTAL FUNDS CARRIED FORWARD		<u>1,597,161</u>	<u>1,569,962</u>

The notes form part of these financial statements

GROVE END ROAD LIMITED (REGISTERED NUMBER: 03300492)

**BALANCE SHEET
31 JANUARY 2023**

		2023 Unrestricted fund £	2022 Total funds £
FIXED ASSETS	Notes		
Tangible assets	6	1,145,338	1,150,833
CURRENT ASSETS			
Debtors	7	300,688	582
Cash at bank		<u>152,305</u>	<u>418,547</u>
		452,993	419,129
CREDITORS			
Amounts falling due within one year	8	(1,170)	-
		<u>451,823</u>	<u>419,129</u>
NET CURRENT ASSETS			
		<u>451,823</u>	<u>419,129</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		1,597,161	1,569,962
		<u>1,597,161</u>	<u>1,569,962</u>
NET ASSETS			
		<u>1,597,161</u>	<u>1,569,962</u>
FUNDS			
Unrestricted funds		<u>1,597,161</u>	<u>1,569,962</u>
TOTAL FUNDS		<u>1,597,161</u>	<u>1,569,962</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 January 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 January 2023 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

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

The financial statements were approved by the Board of Trustees and authorised for issue on 9 October 2023 and were signed on its behalf by:

Mr C Lossos - Trustee

The notes form part of these financial statements

GROVE END ROAD LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JANUARY 2023

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

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

Income

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

Expenditure

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

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings - at varying rates on cost

Taxation

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

Fund accounting

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

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

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

Legal status of the charity

The charity is a company limited by guarantee and has no share capital. Liability of each member in the event of winding-up is limited to £10.

2. INVESTMENT INCOME

	2023	2022
	£	£
Rents received	30,278	29,401
Deposit account interest	<u>14,544</u>	<u>1,519</u>
	<u>44,822</u>	<u>30,920</u>

GROVE END ROAD LIMITED

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JANUARY 2023**

3. RAISING FUNDS

Investment management costs

	2023	2022
	£	£
Management fees	4,360	4,270
Property repairs	366	582
Insurance	714	705
Legal and professional	4,181	4,380
Depreciation	5,495	1,287
	<u>15,116</u>	<u>11,224</u>

4. NET INCOME/(EXPENDITURE)

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

	2023	2022
	£	£
Depreciation - owned assets	<u>5,495</u>	<u>1,286</u>

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 January 2023 nor for the year ended 31 January 2022.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 January 2023 nor for the year ended 31 January 2022.

6. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Totals £
COST			
At 1 February 2022 and 31 January 2023	<u>1,139,843</u>	<u>16,136</u>	<u>1,155,979</u>
DEPRECIATION			
At 1 February 2022	-	5,146	5,146
Charge for year	-	<u>5,495</u>	<u>5,495</u>
At 31 January 2023	-	<u>10,641</u>	<u>10,641</u>
NET BOOK VALUE			
At 31 January 2023	<u>1,139,843</u>	<u>5,495</u>	<u>1,145,338</u>
At 31 January 2022	<u>1,139,843</u>	<u>10,990</u>	<u>1,150,833</u>

GROVE END ROAD LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JANUARY 2023

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Other debtors	300,000	-
Prepayments and accrued income	688	582
	<u>300,688</u>	<u>582</u>

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Accruals and deferred income	1,170	-

9. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 January 2023.

10. FINANCIAL INSTRUMENTS

The Company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective impairment is found, an impairment loss is recognised in profit or loss.

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

GROVE END ROAD LIMITED

England & Wales - Charity number 1060844

Accounts

GROVE END ROAD LIMITED
ACCOUNTS
FOR THE YEAR ENDED 31 JANUARY 2022

Grove End Road Limited

Statement of Accounts for the year ended 31 January 2022

Contents

Directors

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 2. Statement of Financial Activities
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-

Directors:

Lord Grabiner Q.C.
I. Glick Q.C.
Charles Lossos LLB.
Daniel Goldwater

Secretary and Registered Office:

Mrs Jennifer Weider
37/41 Grove End Road
London NW8 9NG

Company Number:

3300492

Charity Registered Number:

1060844

The directors present their report and the unaudited financial statements for the year ended 31 January 2022

REFERENCE AND ADMINISTRATIVE DETAILS

Reference and administrative details are shown in the schedule of members of the board and professional advisors on page 1 of the financial statements.

THE DIRECTORS

The directors who served the company during the period were as follows:

Lord Grabiner Q.C.
Ian Glick Q.C.
Charles Lossos LLB.
Daniel Goldwater

STRUCTURE, GOVERNANCE AND MANAGEMENT

Grove End Road Limited was incorporated as St. John's Wood Synagogue Charity Limited on 9 January 1997 and registered as a charity with the Charity Commission on 20 February 1997. The charitable company changed its name to Grove End Road Limited on 30 May 1997. It is managed by the Directors.

The Directors are appointed by the members. The Directors may appoint a person who is willing to act to be a Director, either to fill a vacancy or to act as an additional Director.

New Directors would be briefed on their legal obligations under charity law, the content of the governing document, the decision making processes and the recent financial performance of the charity.

In setting the objectives and planning the activity of the charity, the Directors have given careful consideration to the Charity Commission's general guidance on public benefit.

OBJECTIVES AND ACTIVITIES

The objective of the charity is the advancement of the Jewish religion by using its capital and income for the charitable purposes of Jewish bodies and organisations

ACHIEVEMENTS AND PERFORMANCE

In the year ending 31 January 2019 the Charity purchased an investment property which is generating rental income.

FINANCIAL REVIEW

The policy of the Directors is to fund any expenditure obligations with funding from donations or the accumulated cash reserves of the Charity. Part of these reserves may also be used to make charitable donations.

RESPONSIBILITIES OF THE DIRECTORS

The directors of Grove End Road Limited are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations

Company law requires the directors to prepare financial statements for each financial year. Under that law the Directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law) that they give a true and fair view of the state of affairs of the charitable company and the income and expenditure of the charitable company for that period.

In preparing these financial statements, the directors 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;
- state whether applicable UK Accounting Standards have been followed subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with accuracy at any time the financial position of the charitable company 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 charitable company and hence for taking reasonable steps for the prevention of and detection of fraud and other irregularities.

Signed on behalf of the directors

C N Lossos

Charles Lossos
Director

Dated *1 September 2022*

**Independent Examiner's Report on the Accounts
of Grove End Road Limited**

I have examined the accounts on pages 5 to 8 which have been prepared in accordance with the accounting policies set out on page 3

Respective responsibilities of the Directors and Independent Examiner

The directors, as the charity's trustees, are responsible for the preparation of the accounts. They consider that an audit is not required for this year (under section 43(2) of the Charities Act 1993, as amended by section 28 of the Charities Act 2006) and that an independent examination is required.

As the Independent Examiner, it is my responsibility to

- examine the accounts (under section 43(3)(a) of the Act, as amended);
- follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 43(7)(b) of the Act, as amended);
and
- state whether particular matters have come to my attention.

Basis of Independent Examiner's Statement

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the directors concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in a full audit, and consequently I do not express an audit opinion on the accounts.

Independent Examiner's Statement

In connection with my examination, no matters have come to my attention

1. which gives me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records
 - to prepare accounts which accord with these accounting recordshave not been met;
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

30 Greville Road
London NW6 5JA

Dated August 8th 2022 .

Andrew J Mainz

Fellow of the Institute of Chartered Accountants

Andrew J Mainz
Signed

Grove End Road Limited

Income and Expenditure for the year ended 31 January 2022

	2022	2021
	£	£
Income		
Interest Receivable	1,518.81	2,583.93
Rent Receivable	29,400.00	29,400.00
Donations re Eruv	-	-
Other Donations	5,072.74	1,377.12
KKL Charity Accounts	-	-
Income from Disposal of Assets	-	-
Other Income	-	-
Total Income	<u>35,991.55</u>	<u>33,361.05</u>
Expenditure		
Bank and Interest Charges	12.25	16.65
Council Tax & Water Rates	-	-
Heat & Light	-	78.00
Insurance	705.15	644.90
Repairs & Maintenance	582.00	1,516.80
Sundry Expenses	-	-
Legal & Professional	4,380.00	13.00
Charitable Activities	3,826.77	1,379.57
Eruv Expenses	-	-
Management Fees	4,269.60	4,269.60
Disposal of Assets	-	-
Depreciation	1,286.60	1,286.60
Total Expenditure	<u>15,062.37</u>	<u>9,205.12</u>
Surplus / (Deficit) for the year	<u>20,929.18</u>	<u>24,155.93</u>

Grove End Road Limited

Balance Sheet for the year ended 31 January 2022

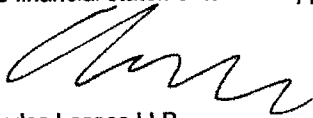
	Note	2022		2021	
		£	£	£	£
Fixed Assets					
Tangible Assets	3		1,150,833.01		1,152,119.61
Current Assets					
Debtors	4	581.68		590.72	
Cash at Bank		418,546.93		396,322.11	
		<u>419,128.61</u>		<u>396,912.83</u>	
Creditors :	5	-		-	
Net current assets			<u>419,128.61</u>		<u>396,912.83</u>
Net Assets			<u>1,569,961.62</u>		<u>1,549,032.44</u>
Income Funds - unrestricted other charitable funds	6		<u>1,569,961.62</u>		<u>1,549,032.44</u>

For the year ending 31 January 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the the company to obtain an audit in accordance with section 476 of the Companies Act 2006. The directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and for the preparation of accounts.

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

The financial statements were approved by the board on 1st September 2022



Charles Lossos LLB.
Director

The notes on pages 7 and 8 form part of these financial statements.

Grove End Road Limited

Notes to the Accounts for the year ended 31 January 2022

1. Incorporation and Change of Name

The Company was incorporated as St. John's Wood Synagogue Charity Limited on 9 January 1997 and registered as a charity with the Charity Commissioners. The Company changed its name to Grove End Road Limited on 30 May 1997.

2. Accounting Policies

The financial statements have been prepared under the historical cost convention and are in accordance with the applicable accounting standards and the Charities Accounting Statement of Recommended Practice (SORP). The following principal accounting policies have been applied:

All grants and voluntary income are accounted for gross when receivable, as long as they are capable of financial measurement.

3. Tangible Assets	Furniture, Fixtures & Fittings	Freehold Premises	Total
<i>Cost</i>			
At 1 February 2021	16,136.00	1,139,843.41	1,155,979.41
Additions / (Disposals)	-	-	-
At 31 January 2022	<u>16,136.00</u>	<u>1,139,843.41</u>	<u>1,155,979.41</u>
<i>Depreciation</i>			
At 1 February 2021	3,859.80	-	3,859.80
Charge for Year	1,286.60	-	1,286.60
At 31 January 2022	<u>5,146.40</u>	<u>-</u>	<u>5,146.40</u>
<i>Net Book Value</i>			
At 31 January 2022	<u>10,989.60</u>	<u>1,139,843.41</u>	<u>1,150,833.01</u>
At 31 January 2021	<u>12,276.20</u>	<u>1,139,843.41</u>	<u>1,152,119.61</u>

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Land and buildings Freehold	Nil
Fixtures, fittings & equipment	2 % to 10% depending on the nature of the asset

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

Grove End Road Limited

Notes to the Accounts for the year ended 31 January 2022

	2022	2021
	£	£
4 Debtors		
Prepayments and accrued income		
Rent in arrears	-	-
Council Tax prepayment	-	-
Insurance prepayment	581.68	590.72
Roundtree Real Estate	-	-
As per balance sheet	<u>581.68</u>	<u>590.72</u>

5 Creditors : amounts falling due within one year

Accruals and deferred income		
Water Rates	-	-
Heat & Light	-	-
Insurance	-	-
Repairs & Maintenance	-	-
Roundtree Real Estate	-	-
	<u>-</u>	<u>-</u>
Accountancy	-	-
	<u>-</u>	<u>-</u>
Other Creditors		
HMRC	-	-
	<u>-</u>	<u>-</u>
As per balance sheet	<u>-</u>	<u>-</u>

6 Net Resources

The financial activities of the company for the year to 31 January 2022 can be summarised as follows

Surplus / (Deficit) for the year	20,929.18	24,155.93
Fund Balance brought forward	<u>1,549,032.44</u>	<u>1,524,876.51</u>
Fund Balance carried forward	<u>1,569,961.62</u>	<u>1,549,032.44</u>

GROVE END ROAD LIMITED

England & Wales - Charity number 1060844

Accounts

GROVE END ROAD LIMITED
ACCOUNTS
FOR THE YEAR ENDED 31 JANUARY 2021

Grove End Road Limited

Statement of Accounts for the year ended 31 January 2021

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Directors

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Directors:

Lord Grabiner Q.C.
I. Glick Q.C.
Charles Lossos LLB.
Daniel Goldwater

Secretary and Registered Office:

Mrs Jennifer Weider
37/41 Grove End Road
London NW8 9NG

Company Number:

3300492

Charity Registered Number:

1060844

Grove End Road Limited

Trustees' Annual Report for the year ended 31 January 2021

The trustees, who are also the directors for the purpose of company law, present their report and the unaudited financial statements for the year ended 31 January 2021

REFERENCE AND ADMINISTRATIVE DETAILS

Reference and administrative details are shown in the schedule of members of the board on page 1 of the financial statements.

THE TRUSTEES

The trustees who served the company during the period were as follows:

Lord Grabiner Q.C.
Ian Glick Q.C.
Charles Lossos LLB.
Daniel Goldwater

STRUCTURE, GOVERNANCE AND MANAGEMENT

Grove End Road Limited was incorporated as St. John's Wood Synagogue Charity Limited on 9 January 1997 and registered as a charity with the Charity Commission on 20 February 1997. The charitable company changed its name to Grove End Road Limited on 30 May 1997. It is managed by the Trustees.

The Trustees are appointed by the members. The Trustees may appoint a person who is willing to act to be a Trustee, either to fill a vacancy or to act as an additional Trustee.

New Trustees would be briefed on their legal obligations under charity law, the content of the governing document, the decision making processes and the recent financial performance of the charity.

In setting the objectives and planning the activity of the charity, the Trustees have given careful consideration to the Charity Commission's general guidance on public benefit.

OBJECTIVES AND ACTIVITIES

The objective of the charity is the advancement of the Jewish religion by using its capital and income for the charitable purposes of Jewish bodies and organisations

ACHIEVEMENTS AND PERFORMANCE

In the year ending 31 January 2019 the Charity purchased an investment property which is generating rental income.

FINANCIAL REVIEW

The policy of the Trustees is to fund any expenditure obligations with funding from donations or the accumulated cash reserves of the Charity. Part of these reserves may also be used to make charitable donations..

RESPONSIBILITIES OF THE TRUSTEES

The trustees (who are also the directors of Grove End Road Limited for the purposes of company law) are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations

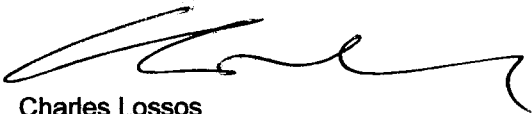
Company law requires the trustees to prepare financial statements for each financial year. Under that law the Trustees have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law) that they give a true and fair view of the state of affairs of the charitable company and the income and expenditure of the charitable company for that period.

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

- select suitable accounting policies and then apply them consistently;
- follow the methods and principles in the Charities SORP;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with accuracy at any time the financial position of the charitable company 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 charitable company and hence for taking reasonable steps for the prevention of and detection of fraud and other irregularities.

Signed on behalf of the trustees



Charles Lossos
Trustee

Dated 24 SEPTEMBER 2021

**Independent Examiner's Report on the Accounts
of Grove End Road Limited**

I have examined the accounts on pages 5 to 8 which have been prepared in accordance with the accounting policies set out on page 3

Respective responsibilities of the Directors and Independent Examiner

The directors, as the charity's trustees, are responsible for the preparation of the accounts. They consider that an audit is not required for this year (under section 43(2) of the Charities Act 1993, as amended by section 28 of the Charities Act 2006) and that an independent examination is required.

As the Independent Examiner, it is my responsibility to

- examine the accounts (under section 43(3)(a) of the Act, as amended);
- follow the procedures laid down in the General Directions given by the
Charity Commissioners (under section 43(7)(b) of the Act, as amended);
and
- state whether particular matters have come to my attention.

Basis of Independent Examiner's Statement

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the directors concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in a full audit, and consequently I do not express an audit opinion on the accounts.

Independent Examiner's Statement

In connection with my examination, no matters have come to my attention

1. which gives me reasonable cause to believe that in any material respect
the requirements
 - to keep accounting records
 - to prepare accounts which accord with these accounting recordshave not been met;
2. to which, in my opinion, attention should be drawn in order to enable a
proper understanding of the accounts to be reached.

30 Greville Road
London NW6 5JA

Andrew J Mainz
Fellow of the Institute of Chartered Accountants

Dated

24th September, 2021

Signed
A. J. Mainz

Grove End Road Limited

Income and Expenditure for the year ended 31 January 2021

	2021 £	2020 £
Income		
Interest Receivable	2,583.93	78.36
Rent Receivable	29,400.00	29,400.00
Other Donations	1,377.12	-
Total Income	<u>33,361.05</u>	<u>29,478.36</u>
Expenditure		
Bank and interest Charges	16.65	60.00
Council Tax & Water Rates	-	7.94
Heat & Light	78.00	383.82
Insurance	644.90	659.30
Repairs & Maintenance	1,516.80	126.00
Legal & Professional	13.00	13.00
Charitable Activities	1,379.57	-
Management Fees	4,269.60	4,820.40
Depreciation	1,286.60	1,286.60
Total Expenditure	<u>9,205.12</u>	<u>7,357.06</u>
Surplus / (Deficit) for the year	<u>24,155.93</u>	<u>22,121.30</u>

Grove End Road Limited

Balance Sheet for the year ended 31 January 2021

	Note	2021		2020	
		£	£	£	£
Fixed Assets					
Tangible Assets	3		1,152,119.61		1,153,406.21
Current Assets					
Debtors	4	590.72		531.00	
Cash at Bank		396,322.11		370,939.30	
		<u>396,912.83</u>		<u>371,470.30</u>	
Creditors :	5	<u>-</u>		<u>-</u>	
Net current assets			<u>396,912.83</u>		<u>371,470.30</u>
Net Assets			<u>1,549,032.44</u>		<u>1,524,876.51</u>
Income Funds - unrestricted other charitable funds	6		<u>1,549,032.44</u>		<u>1,524,876.51</u>

For the year ending 31 January 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the the company to obtain an audit in accordance with section 476 of the Companies Act 2006. The directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and for the preparation of accounts.

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

The financial statements were approved by the board on 24 SEPTEMBER 2021



Charles Lossos L.L.B.
Director

The notes on pages 7 and 8 form part of these financial statements.

Grove End Road Limited

Notes to the Accounts for the year ended 31 January 2021

1. Incorporation and Change of Name

The Company was incorporated as St. John's Wood Synagogue Charity Limited on 9 January 1997 and registered as a charity with the Charity Commissioners. The Company changed its name to Grove End Road Limited on 30 May 1997.

2. Accounting Policies

The financial statements have been prepared under the historical cost convention and are in accordance with the applicable accounting standards and the Charities Accounting Statement of Recommended Practice (SORP). The following principal accounting policies have been applied:

All grants and voluntary income are accounted for gross when receivable, as long as they are capable of financial measurement.

3. Tangible Assets	Furniture, Fixtures & Fittings	Freehold Premises	Total
<i>Cost</i>			
At 1 February 2020	16,136.00	1,139,843.41	1,155,979.41
Additions / (Disposals)	-	-	-
At 31 January 2021	<u>16,136.00</u>	<u>1,139,843.41</u>	<u>1,155,979.41</u>
<i>Depreciation</i>			
At 1 February 2020	2,573.20	-	2,573.20
Charge for Year	1,286.60	-	1,286.60
At 31 January 2021	<u>3,859.80</u>	<u>-</u>	<u>3,859.80</u>
<i>Net Book Value</i>			
At 31 January 2021	<u>12,276.20</u>	<u>1,139,843.41</u>	<u>1,152,119.61</u>
At 31 January 2020	<u>13,562.80</u>	<u>1,139,843.41</u>	<u>1,153,406.21</u>

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Land and buildings Freehold	Nil
Fixtures, fittings & equipment	2 % to 10% depending on the nature of the asset

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

Grove End Road Limited

Notes to the Accounts for the year ended 31 January 2021

	2021	2020
	£	£
4 Debtors		
Prepayments and accrued income		
Insurance prepayment	590.72	531.00
As per balance sheet	<u>590.72</u>	<u>531.00</u>

5 Creditors : amounts falling due within one year		
Accruals and deferred income	<u>-</u>	<u>-</u>
As per balance sheet	<u>-</u>	<u>-</u>

6 Net Resources

The financial activities of the company for the year to 31 January 2021 can be summarised as follows

Surplus / (Deficit) for the year	24,155.93	22,121.30
Fund Balance brought forward	<u>1,524,876.51</u>	<u>1,502,755.21</u>
Fund Balance carried forward	<u>1,549,032.44</u>	<u>1,524,876.51</u>