

**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

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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

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

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Income</b>		
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	-	-
<b>Total Income</b>	<b>35,991.55</b>	<b>33,361.05</b>
<b>Expenditure</b>		
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
<b>Total Expenditure</b>	<b>15,062.37</b>	<b>9,205.12</b>
<b>Surplus / (Deficit) for the year</b>	<b>20,929.18</b>	<b>24,155.93</b>

**Grove End Road Limited**

Balance Sheet for the year ended 31 January 2022

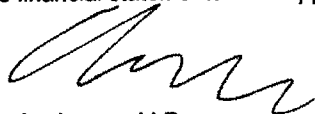
	Note	2022	2021
		£	£
<b>Fixed Assets</b>			
Tangible Assets	3	1,150,833.01	1,152,119.61
<b>Current Assets</b>			
Debtors	4	581.68	590.72
Cash at Bank		418,546.93	396,322.11
		<u>419,128.61</u>	<u>396,912.83</u>
Creditors :	5	-	-
<b>Net current assets</b>		<u>419,128.61</u>	<u>396,912.83</u>
<b>Net Assets</b>		<u>1,569,961.62</u>	<u>1,549,032.44</u>
<b>Income Funds - unrestricted other charitable funds</b>	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 £
<b>4 Debtors</b>		
Prepayments and accrued income		
Rent in arrears	-	-
Council Tax prepayment	-	-
Insurance prepayment	581.68	590.72
Roundtree Real Estate	-	-
<b>As per balance sheet</b>	<b>581.68</b>	<b>590.72</b>

## 5 Creditors : amounts falling due within one year

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

## 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	1,549,032.44	1,524,876.51
Fund Balance carried forward	1,569,961.62	1,549,032.44