

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

		2025 Unrestricted fund £	2024 Total funds £
INCOME AND ENDOWMENTS FROM	Notes		
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><u>1,624,825</u></u>

The notes form part of these financial statements

GROVE END ROAD LIMITED (REGISTERED NUMBER: 03300492)

**BALANCE SHEET
31 JANUARY 2025**

		2025 Unrestricted fund £	2024 Total funds £
FIXED ASSETS	Notes		
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			
		<u>492,301</u>	<u>484,982</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		1,649,632	1,624,825
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

GROVE END ROAD LIMITED
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>-</u>	<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.