

London Sephardi Hebrew Congregation

Charity No. 1062880

Trustees' Report and Unaudited Accounts

31 March 2025

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The trustees present their report with the unaudited financial statements of the charity for the year ended 31 March 2025.

REFERENCE AND ADMINISTRATIVE DETAILS

Charity No. 1062880

Principal Office

3 Bell Lane

London

NW4 2BP

Trustees

The following trustees served during the year:

B. Benarroch

M. Dadoun

M. Haziza

D. Ipale

A. Obadia

Accountants

Pollock Accounting Ltd

3 - 4 Sentinel Square

London

NW4 2EL

Bankers

Barclays Bank

126 Station Road

Edgware

Middlesex

HA8 7RY

Solicitors

The Charity Bank

Fosse House

182 High Street

Tonbridge

Kent

TN9 1BE

OBJECTIVES AND ACTIVITIES

The principal objectives of the charity are to advance the Jewish faith and advance the religious education of the public by the provision and maintenance of a place of worship and by the provision of classes.

ACHIEVEMENTS AND PERFORMANCE

During the year, the charity continued to carry out its objectives. Total income received during the year totalled £114,621,386 (2024:£138,386) and after resources expended there was a net deficit of £12,468. At 31 March 2025 the accumulated funds showed a net surplus of £862,228. The reserves will be used to further advance the objectives of the charity.

In 2025, the charity revalued its property at 3 Bell Lane, London, NW4 to £5,000,000 as it gained planning to build two flats within the building.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The charity was established under a Deed of Trust dated 2 December 1996 which was subsequently amended on 30 April 1997. The charity was entered on the Central Register of Charities on 17 June 1997 and its registration number is 1062880.

The charity also uses the name Porat Yosef.

Trustees

Trustees are appointed by simple majority at a special meeting of the Board of Trustees. Trustees are appointed for a term of 4 years. The Deed of Trust requires that there is a minimum of three trustees at any time.

Statement of trustees' responsibilities in relation to the financial statements

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

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust deed. The Trustees are also responsible for safeguarding the assets of the charity and hence taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the charity's trustees

B. Benarroch

Trustee

11 December 2025

London Sephardi Hebrew Congregation
Independent Examiners Report

Independent Examiner's Report to the trustees of London Sephardi Hebrew Congregation

I report to the trustees on my examination of the financial statements of London Sephardi Hebrew Congregation for the year ended 31 March 2025.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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

- the accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the financial statements do not accord with those records; or
- the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements give a 'true and fair' view which is not a matter considered as part of an independent examination.

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 financial statements to be reached.

David Pollock FCMA
Chartered Institute of Management Accountants
Pollock Accounting Ltd
3 - 4 Sentinel Square
London
NW4 2EL

11 December 2025

London Sephardi Hebrew Congregation
Statement of Financial Activities
for the year ended 31 March 2025

	Notes	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
Income and endowments from:				
Donations and legacies	3	24,621	24,621	48,386
Investments	4	90,000	90,000	90,000
Total		114,621	114,621	138,386
Expenditure on:				
Charitable activities	5	5,114	5,114	4,381
Other	6	121,975	121,975	144,220
Total		127,089	127,089	148,601
Net gains on investments		-	-	-
Net expenditure	7	(12,468)	(12,468)	(10,215)
Transfers between funds		-	-	-
Net expenditure before other gains/(losses)		(12,468)	(12,468)	(10,215)
Other gains and losses				
Net movement in funds		(12,468)	(12,468)	(10,215)
Reconciliation of funds:				
Total funds brought forward		3,669,252	3,669,252	2,279,821
Total funds carried forward		3,656,784	3,656,784	2,269,606

London Sephardi Hebrew Congregation

Balance Sheet

at 31 March 2025

Charity No. 1062880

		2025	2024
		£	£
Fixed assets			
Tangible assets	9	5,003,614	3,604,818
		<u>5,003,614</u>	<u>3,604,818</u>
Current assets			
Debtors	10	388	14,870
Cash at bank and in hand		45,093	57,566
		<u>45,481</u>	<u>72,436</u>
Creditors: Amount falling due within one year	11	(112,076)	(112,078)
Net current liabilities		<u>(66,595)</u>	<u>(39,642)</u>
Total assets less current liabilities		4,937,019	3,565,176
Creditors: Amounts falling due after more than one year	12	(1,280,235)	(1,295,570)
Net assets excluding pension asset or liability		<u>3,656,784</u>	<u>2,269,606</u>
Total net assets		<u><u>3,656,784</u></u>	<u><u>2,269,606</u></u>
The funds of the charity			
Restricted funds	13		
Unrestricted funds	13		
General funds		862,228	875,050
		<u>862,228</u>	<u>875,050</u>
Reserves	13		
Revaluation reserve		2,794,556	1,394,556
		<u>2,794,556</u>	<u>1,394,556</u>
Total funds		<u><u>3,656,784</u></u>	<u><u>2,269,606</u></u>

Approved by the trustees on 11 December 2025

And signed on their behalf by:

B. Benarroch

Trustee

11 December 2025

1 Accounting policies

Basis of preparation

The financial statements have been prepared in accordance with Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Change in basis of accounting or to previous accounts

There has been no change to the accounting policies (valuation rules and method of accounting) since last year and no changes have been made to accounts for previous years.

Fund accounting

Unrestricted funds	These are available for use at the discretion of the trustees in furtherance of the general objects of the charity.
Designated funds	These are unrestricted funds earmarked by the trustees for particular purposes.
Revaluation funds	These are unrestricted funds which include a revaluation reserve representing the restatement of investment assets at their market values.
Restricted funds	These are available for use subject to restrictions imposed by the donor or through terms of an appeal.

Income

Recognition of income	Income is included in the Statement of Financial Activities (SoFA) when the charity becomes entitled to, and virtually certain to receive, the income and the amount of the income can be measured with sufficient reliability.
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Income with related expenditure	Where income has related expenditure the income and related expenditure is reported gross in the SoFA.
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Donations and legacies	Voluntary income received by way of grants, donations and gifts is included in the the SoFA when receivable and only when the Charity has unconditional entitlement to the income.
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Tax reclaims on donations and gifts	Income from tax reclaims is included in the SoFA at the same time as the gift/donation to which it relates.
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Donated services and facilities	These are only included in income (with an equivalent amount in expenditure) where the benefit to the Charity is reasonably quantifiable, measurable and material.
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Volunteer help	The value of any volunteer help received is not included in the accounts.
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Investment income	This is included in the accounts when receivable.
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Gains/(losses) on revaluation of fixed assets	This includes any gain or loss resulting from revaluing investments to market value at the end of the year.
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Expenditure

Recognition of expenditure	Expenditure is recognised on an accruals basis. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates.
Expenditure on raising funds	These comprise the costs associated with attracting voluntary income, fundraising trading costs and investment management costs.
Expenditure on charitable activities	These comprise the costs incurred by the Charity in the delivery of its activities and services in the furtherance of its objects, including the making of grants and governance costs.
Grants payable	All grant expenditure is accounted for on an actual paid basis plus an accrual for grants that have been approved by the trustees at the end of the year but not yet paid.
Governance costs	These include those costs associated with meeting the constitutional and statutory requirements of the Charity, including any audit/independent examination fees, costs linked to the strategic management of the Charity, together with a share of other administration costs.
Other expenditure	These are support costs not allocated to a particular activity.

Taxation

The charity is exempt from tax on its charitable activities.

Freehold investment property

Investment properties are measured initially at cost and subsequently at fair value at each balance sheet date and are not depreciated. All gains or losses are taken to the Statement of Financial Activities as they arise.

Stocks

Stock is included at the lower of cost or net realisable value. Donated items of stock are recognised at fair value which is the amount the charity would have been willing to pay for the items on the open market.

Trade and other debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the statement of financial position, bank overdrafts are shown within borrowings or current liabilities. In the Statement of Cash Flows, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the company's cash management.

Trade and other creditors

Short term creditors are measured at the transaction price. Other creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Receipt of donated goods, facilities and services

All donated goods, facilities and services received are recognised within incoming resources and expenditure at an estimate of the value to the charity.

2 Statement of Financial Activities - prior year

	Unrestricted funds 2024 £	Total funds 2024 £
Income and endowments from:		
Donations and legacies	48,386	48,386
Investments	90,000	90,000
Total	<u>138,386</u>	<u>138,386</u>
Expenditure on:		
Charitable activities	4,381	4,381
Other	144,218	144,218
Total	<u>148,599</u>	<u>148,599</u>
Net income	<u>(10,213)</u>	<u>(10,213)</u>
Net income before other gains/(losses)	(10,213)	(10,213)
Other gains and losses:		
Net movement in funds	<u>(10,213)</u>	<u>(10,213)</u>
Reconciliation of funds:		
Total funds brought forward	2,279,821	2,279,821
Total funds carried forward	<u>2,269,608</u>	<u>2,269,608</u>

3 Income from donations and legacies

	Unrestricted	Total 2025	Total 2024
	£	£	£
Donations	24,621	24,621	48,386
	<u>24,621</u>	<u>24,621</u>	<u>48,386</u>

4 Income from investments

	Unrestricted	Total 2025	Total 2024
	£	£	£
Hire of Premises	90,000	90,000	90,000
	<u>90,000</u>	<u>90,000</u>	<u>90,000</u>

5 Expenditure on charitable activities

	Unrestricted	Total 2025	Total 2024
	£	£	£
<i>Expenditure on charitable activities</i>			
	5,114	5,114	4,381
<i>Governance costs</i>			
	<u>5,114</u>	<u>5,114</u>	<u>4,381</u>

6 Other expenditure

	Unrestricted	Total 2025	Total 2024
	£	£	£
Bank loan and overdraft interest payable	103,287	103,287	107,296
Employee costs	7,750	7,750	4,009
Premises costs	3,954	3,954	9,957
Amortisation, depreciation, impairment, profit/loss on disposal of fixed assets	1,204	1,204	1,606
General administrative costs	636	636	553
Legal and professional costs	5,144	5,144	20,799
	<u>121,975</u>	<u>121,975</u>	<u>144,220</u>

7 Net expenditure before transfers

	2025	2024
	£	£
This is stated after charging:		
Depreciation of owned fixed assets	1,204	1,606

8 Staff costs

	2025	2024
	£	£
Salaries and wages	7,750	4,009
	<u>7,750</u>	<u>4,009</u>

No employee received emoluments in excess of £60,000.

9 Tangible fixed assets

	Land and buildings	Plant and machinery		Total
	£	£	£	£
Cost or revaluation				
At 1 April 2024	3,600,000	-	72,160	3,672,160
Revaluation	1,400,000	-	-	1,400,000
At 31 March 2025	<u>5,000,000</u>	<u>-</u>	<u>72,160</u>	<u>5,072,160</u>
Depreciation and impairment				
At 1 April 2024	-	-	67,342	67,342
Depreciation charge for the year	-	-	1,204	1,204
At 31 March 2025	<u>-</u>	<u>-</u>	<u>68,546</u>	<u>68,546</u>
Net book values				
At 31 March 2025	<u>5,000,000</u>	<u>-</u>	<u>3,614</u>	<u>5,003,614</u>
At 31 March 2024	<u>3,600,000</u>	<u>-</u>	<u>4,818</u>	<u>3,604,818</u>

10 Debtors

	2025	2024
	£	£
Trade debtors	-	14,482
Other debtors	388	388
	<u>388</u>	<u>14,870</u>

11 Creditors:

amounts falling due within one year

	2025	2024
	£	£
Other creditors	110,036	110,036
Accruals	2,040	2,042
	<u>112,076</u>	<u>112,078</u>

12 Creditors:

amounts falling due after more than one year

	2025	2024
	£	£
Bank loans and overdrafts	1,268,835	1,284,170
Other creditors	11,400	11,400
	<u>1,280,235</u>	<u>1,295,570</u>

13 Movement in funds

	At 1 April 2024	Incoming resources (including other gains/losses) £	Resources expended £	At 31 March 2025 £
Restricted funds:				
Unrestricted funds:				
General funds	874,696	114,621	(127,089)	862,228
Revaluation Reserves:				
Revaluation fund	2,794,556	-		2,794,556
<i>Total revaluation reserves</i>	<u>2,794,556</u>	<u>-</u>		<u>2,794,556</u>
Total funds	<u>3,669,252</u>	<u>114,621</u>	<u>(127,089)</u>	<u>3,656,784</u>

Purposes and restrictions in relation to the funds:

Revaluation reserves Represent the amount by which investments exceed their historical cost.

14 Analysis of net assets between funds

	Unrestricted funds £	Total £
Fixed assets	5,003,614	5,003,614
Net current assets	(66,595)	(66,595)
Creditors due in more than one year and provisions	(1,280,235)	(1,280,235)
	<u>3,656,784</u>	<u>3,656,784</u>

15 Reconciliation of net debt

	At 1 April 2024 £	Cash flows £	At 31 March 2025 £
Cash and cash equivalents	57,566	(12,473)	45,093
	<u>57,566</u>	<u>(12,473)</u>	<u>45,093</u>
Bank loans	(1,284,170)	15,335	(1,268,835)
	<u>(1,284,170)</u>	<u>15,335</u>	<u>(1,268,835)</u>
Net debt	<u>(1,226,604)</u>	<u>2,862</u>	<u>(1,223,742)</u>