
TERRACE LIMITED
(A company limited by guarantee)

UNAUDITED
TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

TERRACE LIMITED
(A company limited by guarantee)

CONTENTS

	Page
Reference and administrative details of the Company, its Trustees and advisers	1
Trustees' report	2 - 4
Independent examiner's report	5
Statement of financial activities	6
Balance sheet	7 - 8
Notes to the financial statements	9 - 15

TERRACE LIMITED
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**REFERENCE AND ADMINISTRATIVE DETAILS OF THE COMPANY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 DECEMBER 2020**

Trustees

A Reifer, Director/Trustee (Chief Executive Officer)
S Grussgott, Director/Trustee
MD Reifer, Director/Trustee

Company registered number

1727730

Charity registered number

1068555

Registered office

23 Craven Walk, London, N16 6BS

Accountants

Wolffe Accountancy Services Ltd, 34 Braydon Road, London, N16 6QB

Bankers

Barclays Bank plc, Holloway & Kingsland, Leicester, LE87 2BB

TERRACE LIMITED
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TRUSTEES' REPORT
FOR THE YEAR ENDED 31 DECEMBER 2020

The Trustees present their annual report together with the financial statements of the Company for the 1 January 2020 to 31 December 2020. The Annual report serves the purposes of both a Trustees' report and a directors' report under company law. The Trustees confirm that the Annual report and financial statements of the charitable company comply with the current statutory requirements, the requirements of the charitable company's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

Since the Company qualifies as small under section 382 of the Companies Act 2006, the Strategic report required of medium and large companies under the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 has been omitted.

Objectives and activities

- **Policies and objectives**

The charity was set up for the advancement of religion in accordance with the Orthodox Jewish Faith, the relief of poverty, and such other purposes as are recognised by English Law as charitable.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

Achievements and performance

- **Main achievements of the Company**

As can be seen from the accounts, charitable grants of £150,000 (2019: £130,000) were made during the year. Grants are made to such charity organisations whose trustees are known to the directors/trustees of the charitable company in amounts thought appropriate. The subsidiary is the main source of the charity's income. The subsidiary's income for the year has improved.

Financial review

- **Reserves policy**

The charitable company desires a suitable investment and is therefore accruing reserves. This is reflected in the reserves of £639,211 (£2019: £638,435).

TERRACE LIMITED
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TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020

● **Principal risks and uncertainties**

The trustees have a risk management strategy which comprises an annual review of the principal risks and uncertainties to which the company is exposed, in particular those to the operations and finances of the company; the establishment of policies, systems and procedures to mitigate those risks identified in the annual review and the implementation of procedures designed to minimise or manage any potential impact on the company should those risks materialise.

The principal risks to which the company is exposed are:

- Liabilities arising from property investment activity
- Tenant defaults
- Damage to property from flood, fire or terrorist action
- The availability of liquid funds to make grants and donations
- The economic cycle generally

The trustees seeks to manage or mitigate such risks wherever possible through such measures as insurance, tenant screening and monitoring, rigorous reviews of acquisition and investment opportunities, external expert advice, monitoring cash.

Structure, governance and management

● **Constitution**

Terrace Limited is registered as a charitable company limited by guarantee and was set up by a Memorandum of Association.

● **Methods of appointment or election of Trustees**

The management of the Company is the responsibility of the Trustees who are elected and co-opted under the terms of the Trust deed.

TERRACE LIMITED
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TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020

Statement of Trustees' responsibilities

The Trustees (who are also the directors of the Company for the purposes of company law) are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial . Under company law, the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) 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 Company will continue in business.

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

Approved by order of the members of the board of Trustees on 29 December 2021 and signed on their behalf by:

.....
A Reifer

TERRACE LIMITED
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INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31 DECEMBER 2020

Independent examiner's report to the Trustees of Terrace Limited ('the Company')

I report to the charity Trustees on my examination of the accounts of the Company for the year ended 31 December 2020.

Responsibilities and basis of report

As the Trustees of the Company (and 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 the Company's accounts 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.

This report is made solely to the Company's Trustees in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Company's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Company and the Company's Trustees for my work or for this report.

Signed:

Dated: 29 December 2021

D Wolffe

FCCA

34 Braydon Road
London N16 6QB

TERRACE LIMITED
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**STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 DECEMBER 2020**

	Note	Unrestricted funds 2020 £	Total funds 2020 £	Total funds 2019 £
Income from:				
Donations and gifts	3	150,001	150,001	130,000
UK Interest		1,488	1,488	1,919
Total income		151,489	151,489	131,919
Expenditure on:				
Charitable activities		150,000	150,000	130,000
Administration	5	713	713	973
Total expenditure		150,713	150,713	130,973
Net movement in funds		776	776	946
Reconciliation of funds:				
Total funds brought forward		638,435	638,435	637,489
Net movement in funds		776	776	946
Total funds carried forward		639,211	639,211	638,435

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 9 to 15 form part of these financial statements.

TERRACE LIMITED
(A company limited by guarantee)
REGISTERED NUMBER: 1727730

BALANCE SHEET
AS AT 31 DECEMBER 2020

	Note	2020 £	2019 £
Fixed assets			
Investments	7	360,000	360,000
		<u>360,000</u>	<u>360,000</u>
Current assets			
Debtors	8	5,030	5,030
Short term deposits		270,584	269,096
Cash at bank and in hand		5,538	5,550
		<u>281,152</u>	<u>279,676</u>
Creditors: amounts falling due within one year	9	(1,941)	(1,241)
		<u>279,211</u>	<u>278,435</u>
Net current assets			
		<u>279,211</u>	<u>278,435</u>
Total assets less current liabilities		<u>639,211</u>	<u>638,435</u>
Net assets excluding pension asset		<u>639,211</u>	<u>638,435</u>
Total net assets		<u><u>639,211</u></u>	<u><u>638,435</u></u>
Charity funds			
Restricted funds		-	-
Unrestricted funds		639,211	638,435
Total funds		<u><u>639,211</u></u>	<u><u>638,435</u></u>

The Company was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

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

The financial statements were approved and authorised for issue by the Trustees on 29 December 2021 and signed on their behalf by:

TERRACE LIMITED
(A company limited by guarantee)
REGISTERED NUMBER: 1727730

BALANCE SHEET (CONTINUED)
AS AT 31 DECEMBER 2020

.....
A Reifer

The notes on pages 9 to 15 form part of these financial statements.

TERRACE LIMITED
(A company limited by guarantee)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

1. General information

The charity was set up for the provision of grants to institutions to assist Jewish religious education and for general charitable purposes, including relief of poverty.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements 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), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Terrace Limited meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Income

All income is recognised once the Company has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

2.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Company's objectives, as well as any associated support costs.

2.4 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Company; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.5 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of financial activities.

TERRACE LIMITED
(A company limited by guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

2. Accounting policies (continued)

2.6 Debtors

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

2.7 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.8 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

2.9 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Company and which have not been designated for other purposes.

3. Income from donations and gifts

	Unrestricted funds 2020 £	Total funds 2020 £
Donations	150,001	150,001
	<hr/> <hr/>	<hr/> <hr/>
	<i>Unrestricted funds 2019 £</i>	<i>Total funds 2019 £</i>
Donations	130,000	130,000
	<hr/> <hr/>	<hr/> <hr/>

The entire donation income was received from the subsidiary.

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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

4. Analysis of grants

	Grants to Institutions 2020 £	Total funds 2020 £
Relief of Poverty	40,000	40,000
Promotion of Religious Education	35,000	35,000
Publication of Religious Books	15,000	15,000
General Charity	60,000	60,000
	<u>150,000</u>	<u>150,000</u>

	<i>Grants to Institutions 2019 £</i>	<i>Total funds 2019 £</i>
Relief of Poverty	25,000	25,000
Promotion of Religious Education	45,000	45,000
Publication of Religious Books	10,000	10,000
General Charity	50,000	50,000
	<u>130,000</u>	<u>130,000</u>

5. Management and Administration Costs

	Unrestricted funds 2020 £	Total funds 2020 £
Accountancy Fee	350	350
Independant Examination Fee	350	350
Sundry Expense	13	13
	<u>713</u>	<u>713</u>

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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

5. Management and Administration Costs (continued)

	<i>Unrestricted funds 2019 £</i>	<i>Total funds 2019 £</i>
Accountancy Fee	480	480
Independant Examination Fee	480	480
Sundry Expense	13	13
	<u>973</u>	<u>973</u>

6. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2019 - £NIL).

During the year ended 31 December 2020, no Trustee expenses have been incurred (2019 - £NIL).

7. Fixed asset investments

	Investments in subsidiary companies £
Cost or valuation	
At 1 January 2020	360,000
At 31 December 2020	<u>360,000</u>
Net book value	
At 31 December 2020	360,000
At 31 December 2019	<u>360,000</u>

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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

7. Fixed asset investments (continued)

Principal subsidiaries

The following was a subsidiary undertaking of the Company:

Name	Company number	Registered office or principal place of business	Principal activity
Terrace Investments Limited	00649972	23 Craven Walk, London, England, N16 6BS	Property Investment

Class of shares	Holding	Included in consolidation
Ordinary	100%	No

The financial results of the subsidiary for the year were:

Name	Income £	Expenditure £	Surplus/ (Deficit) for the year £	Net assets £
Terrace Investments Limited	263,316	303,671	(40,355)	160,413

8. Debtors

	2020 £	2019 £
Other debtors	5,030	5,030
	5,030	5,030

9. Creditors: Amounts falling due within one year

	2020 £	2019 £
Accruals and deferred income	1,941	1,241

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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

10. Summary of funds

Summary of funds - current year

	Balance at 1 January 2020 £	Income £	Expenditure £	Balance at 31 December 2020 £
General funds	638,435	151,489	(150,713)	639,211

Summary of funds - prior year

	<i>Balance at 1 January 2019 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Balance at 31 December 2019 £</i>
General funds	<i>637,487</i>	<i>131,919</i>	<i>(130,973)</i>	<i>638,433</i>

11. Analysis of net assets between funds

Analysis of net assets between funds - current period

	Unrestricted funds 2020 £	Total funds 2020 £
Fixed asset investments	360,000	360,000
Current assets	281,152	281,152
Creditors due within one year	(1,941)	(1,941)
Total	639,211	639,211

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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

11. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior period

	<i>Unrestricted funds 2019 £</i>	<i>Total funds 2019 £</i>
Fixed asset investments	360,000	360,000
Current assets	279,674	279,674
Creditors due within one year	(1,241)	(1,241)
Total	<u>638,433</u>	<u>638,433</u>

12. Related party transactions

Included in Other debtors (Note 8) is a loan to Reifer Memorial Ltd of £2,043 (2019: £2,043), a Company with common directorship.

As stated in Note 3, the entire donation income was received from the subsidiary.

£60,000 (2019: £50,000) was paid to The Joshua Trust, on whose board Mr Grussgott and his son-in-law sit.