

**Charity Registration No. 1094130**

**Company Registration No. 04481304 (England and Wales)**

**REUBEN FOUNDATION**  
**(a company limited by guarantee)**

**ANNUAL REPORT AND CONSOLIDATED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2020**

# REUBEN FOUNDATION

## LEGAL AND ADMINISTRATIVE INFORMATION

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<b>Trustees</b>	J A Reuben M R Turner S D Reuben R Stone D L Reuben E Sawyer R D Reuben
<b>Secretary</b>	M R Turner
<b>Charity number</b>	1094130
<b>Company number</b>	04481304
<b>Registered office</b>	4th Floor Millbank Tower 21-24 Millbank London SW1P 4QP
<b>Independent Auditors</b>	Gerald Edelman 73 Cornhill London EC3V 3QQ
<b>Bankers</b>	Barclays Bank 1 Churchill Place London E14 5HP
<b>Investment advisors</b>	UBS Wealth Management 5 Broadgate London EC2M 2AN
<b>Solicitors</b>	Reed Smith LLP Broadgate Tower 20 Primrose Street London EC2A 2RS
<b>Property Advisors</b>	Motcomb Estates 4th Floor Millbank Tower 21-24 Millbank London SW1P 4QP

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# REUBEN FOUNDATION

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# REUBEN FOUNDATION

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

### FOR THE YEAR ENDED 31 DECEMBER 2020

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The Trustees present their report and financial statements for the year ended 31 December 2020.

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association and Accounting and Reporting by Charities Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Ireland (FRS102) (Effective 1 January 2019).

#### Objectives and activities

The aims and objectives of the charity as set out in the governing document are:

1. To promote and further the education of persons but in particular young persons;
2. To relieve persons who are in need, hardship or distress as a result of or by reason of their social or economic circumstances, their infirmity or age;
3. To relieve persons who are in need, hardship or distress as a result of local, national or international unrest or disorder;
4. To facilitate medical research and the development of medical facilities worldwide;
5. To support, procure or further such objects, which are exclusively charitable according to the law.

For further details regarding our charity, please visit our website at [www.reubenfoundation.com](http://www.reubenfoundation.com).

#### Public Benefit

In order to achieve its objectives the charity makes grants for the public benefit to both charitable institutions and worthy individuals both in the UK and abroad. In setting our programmes and strategy going forward we have regard to both the general guidance on public benefit and prevention and relief of poverty published by the Charity Commission. The Trustees always ensure that the programmes we undertake are in line with the charity's aims and with their powers and responsibilities as detailed in the governing document and under charity law.

#### Charity Aims

The charity delivers its charitable aims as follows:

- 1) Identification of suitable projects and causes through the existing Trustees contacts and by building new relationships with a range of charitable organisations and intermediaries.
- 2) The careful review of, with external advice where necessary, relevant applications taking account, inter alia, of the importance of the charitable work undertaken, the financial stability of the organisation and the competence of its management.
- 3) The monitoring of the application of all grants made by the Foundation in the hands of the recipient to ensure that these have been used for the purpose for which they were made in an efficient and cost effective way.
- 4) The monitoring of the investments of the Foundation and, when deemed necessary, the making of changes in the portfolio with a view to maintaining and, wherever possible, improving the market value and income of the underlying assets.

The Trustees welcome applications from any institution or individual which meets the criteria set out above without geographical restriction.

#### Grant making policy

The Trustees have a formal documented policy by which grant applications are processed. All requests for funds are discussed at the Trustee meetings and the merits of each application considered, ensuring that these meet the aims and objectives set out above. Unsuccessful applicants are notified in writing of the Trustees' decision. Grants are approved having regard to the current reserves and the long-term policy of the Foundation. Details of the major grants made for the public benefit during the year are set out in note 8.

# REUBEN FOUNDATION

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

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The Trustees all take an active role in the management of the charity to ensure its aims are fulfilled. Regular contact is made with many beneficiaries in order to attempt to establish the needs of charities and the level of financial assistance that may be appropriate.

### **Achievement and performance**

During the year the charity distributed £35,967,213 (2019: £5,143,919) in continuing to support charitable initiatives in healthcare, education and the community. After adjustment for movements in commitments the total included in the accounts was £89,708,346 (2019: £4,255,949).

Highlights of the year include (i) a transformational gift to the University of Oxford for the establishment of Reuben College, Oxford, the first new college at the university for 30 years, and (ii) a series of major donations to a variety of different charitable organisations and institutions relating to the fight against the Covid-19 pandemic.

The headline donation for the period is the £80m gift that will transform Oxford's newest college and establish a major new scholarship programme for graduate and undergraduate students. Reuben College is the university's 39th college – the first for 30 years. The donation from the Reuben Foundation will establish a new centre of learning and research for graduate students at Oxford across the most important subject matters of our time, including Artificial Intelligence and Machine Learning, Environmental Change, Cellular Life (which includes ongoing work in understanding COVID-19) and Ethics & Values. The gift will also fund a major new graduate scholarship programme and expand the Reuben Foundation's existing support for undergraduates.

The Reuben Foundation has also made major donations to support causes relating to COVID-19. This includes the sourcing and purchasing of medical equipment including ventilators and hundreds of thousands of protective masks. These were delivered to NHS hospitals (including to Chelsea & Westminster Hospital, The Royal Marsden Hospital and the John Radcliffe Hospital, Oxford). The Reuben Foundation has also provided funding to Centrepoin to buy 20,000 protective masks to benefit those homeless young people during this time of crisis. Support was also given to Deliveroo's Feeding the Front Lines initiative, with food delivery vouchers that could be accessed by 60,000 NHS staff. The Reuben Foundation also donated to food banks including The Trussell Trust (national food bank).

The Reuben Foundation also saw its funding of the Illuminated River Foundation come to fruition with the illumination of Westminster Bridge, one of London's most iconic bridges. This ambitious public art commission is helping to transform the capital with a unified light installation across central London's bridges. The aim is to connect, celebrate and capture the spirit of the Thames and its diverse communities. The Reuben Foundation joined The Rothschild Foundation and others in this funding initiative.

The Foundation continued its support of the Nancy Reuben Primary School and Nancy Reuben Kindergarten during the year with a donation of £730,000 (2019: £282,900). The Reuben Foundation also supported a large number of other charities as well as worthy individuals with smaller grants in line with its stated objectives.

### **Post Balance Sheet activities**

Since Year end December 2020, the Reuben Foundation continued its support of the University of Oxford with funding to create a new Graduate Centre as well as a further expansion of the Reuben Scholarship Programme.

# REUBEN FOUNDATION

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

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### Financial review

These accounts record the financial position of the group for the year ended 31 December 2020, with appropriate comparatives for the year ended 31 December 2019. The group's net expenditure before investment returns was £86,944,361 (2019: Net income of £423,225). The available gross investment income was £4,764,948 (2019: £5,587,434) comprising rental income of £3,023,845 (2019: £3,589,302) and interest receivable on fixed interest bonds and bank deposits of £1,741,103 (2019: £1,998,132). The net property income after deduction of management costs was £2,017,877 (2019: £2,714,053) representing an decrease of 26%. Total expenditure was £91,709,309 (2019: £5,164,209) with the largest expense accounts relating to £89,708,346 (2019: £4,255,949) for grants to institutions and £955,995 (2019: £nil) for the deferred tax charge.

The fixed asset investments retained were valued at the balance sheet date at £99,917,028 (2019: £79,909,693) as detailed in notes 14 and 15 and include the Freehold and Leasehold property interests as well as the the quoted investment portfolio. In the year under review gains on investment assets were £13,929,258 (2019: £397,439) (see note 11 for detail). Also included in the balance sheet of the charitable company are the investments held in subsidiary companies which are included in the accounts at a value of £6.2 million (2019: £6.2 million). As detailed in the notes to the accounts there are two main subsidiary companies being Concorde Sixth (Ulster Terrace No 1) Ltd and Spicerite Limited (the activities of each are detailed in note 4 to the accounts). The purpose of these investments is to provide a capital return in the long term.

### Reserves Policy

The strategy of the charity has been to pursue an investment policy which would result in continuing and sustainable growth to maximise the income funds available for charitable distribution. This policy has till now enabled the level of distributions to increase whilst maintaining the capital asset base. As detailed earlier in this report the Trustees have made major charitable commitments in the year under review which will be funded both out of future income and current resources retained. However the Trustees retained reserves of £17,435,415 as at the year end which they believe continue to place the charity in a strong financial position to enable it to deal with any unforeseen effects of the current economic and financial climate whilst continuing to meet its planned expenditure and to ensure that the charity can meet its ongoing and future commitments.

### Principal risks and uncertainties

The Trustees have assessed the major risks to which the Foundation faces, in particular those related to its operations and finances and have developed a risk management strategy which involves the following:

- an annual review of the principal risks and uncertainties that the charity and its subsidiaries face
- the establishment of policies, systems and procedures to mitigate risks identified
- the implementation of procedures designed to minimise or manage any potential impact on the charity should those risks materialise

### Investment Policy

The investment policy of the Foundation is diversified to reduce any potential risks. The policy in relation to cash reserves has been to purchase varying yielding bonds of mixed currencies: Sterling and US Dollars. The yields on the existing bonds is approximately 5.2% (2019: 7.2%) whilst the property yields being achieved average 4.6% (2019: 6.7%).

### Structure, governance and management

The charity is a company limited by guarantee and was set up by memorandum and articles of association dated 9 July 2002. It was originally registered as the Reuben Brothers Foundation and changed its name to the current title by way of special resolution dated 23 October 2006.

# REUBEN FOUNDATION

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

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The Trustees, who are also the directors for the purpose of company law, who served during the year were:

J A Reuben  
M R Turner  
S D Reuben  
R Stone  
D L Reuben  
E Sawyer  
R D Reuben

In accordance with the Articles of Association R Stone and D L Reuben retire and offer themselves for re-appointment at the next AGM. The charitable company must have a minimum of two Trustees' and a maximum of fifteen.

The power of appointment of new Trustees is vested in the serving Trustees. It is the policy of the charitable company to provide any new Trustees appointed with background information regarding its affairs, including accounts, in order that they can obtain a sufficient level of knowledge to enable them to perform their roles effectively. Further training will be provided as this is considered appropriate.

None of the Trustees has any beneficial interest in the company. All of the Trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

During the year, £1,400 was paid in relation to Trustee indemnity insurance.

Decisions regarding the company are made at Trustee meetings which take place every month or on a more regular informal telephonic basis. Majority votes are required to agree any proposals put before the trustees at these meetings. The day to day administration is undertaken by the Trustee M Turner and the financial administration by R.Stone.

The Trustees have the power, given to them under the Memorandum and Articles of Association, to make any investment which they determine is in the best interests of the charity subject to obtaining appropriate professional advice and having regard to the suitability of investments and the need for diversification.

The charity has two active wholly owned subsidiary companies, Concorde Sixth (Ulster Terrace No 1) Limited and Spicerite Limited, which are both property investment companies that gift their profits to the charity under gift aid. Please refer to note 5 to the accounts for further information including the results for the year under review.

### Auditor

The auditors, Gerald Edelman, are deemed to be reappointed under section 487(2) of the Companies Act 2006.

### Disclosure of information to auditor

Each of the Trustees has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

On behalf of the board of Trustees



**R Stone**

Trustee 29/09/2021

Dated: .....

# **REUBEN FOUNDATION**

## **STATEMENT OF TRUSTEES' RESPONSIBILITIES**

### ***FOR THE YEAR ENDED 31 DECEMBER 2020***

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The Trustees are responsible for preparing the accounts in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

Company law requires the Trustees to prepare accounts for each financial year which 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 net income and expenditure for the year.

In preparing these accounts, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the company will continue in operation.

The Trustees are also responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the company and group and which enable them to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the charity and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.



# REUBEN FOUNDATION

## INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF REUBEN FOUNDATION

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### Opinion

We have audited the financial statements of Reuben Foundation (the 'charity') and its subsidiaries (the 'group') for the year ended 31 December 2020 which comprise the consolidated statement of financial activities, the consolidated and charity balance sheets, the consolidated statement of cash flows and the notes to the consolidated financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the group and the charitable company's affairs as at 31 December 2020 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

### Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The Trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

# REUBEN FOUNDATION

## INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE TRUSTEES OF REUBEN FOUNDATION

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### Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the Trustees' report, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the Trustees' report has been prepared in accordance with applicable legal requirements.

### Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the Trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the Trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Trustees' report and from the requirement to prepare a strategic report.

### Responsibilities of Trustees

As explained more fully in the statement of Trustees' responsibilities, the Trustees, who are also the directors of the charity for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the Trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

### Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

# REUBEN FOUNDATION

## INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE TRUSTEES OF REUBEN FOUNDATION

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Our audit procedures were primarily directed towards testing the accounting systems in operation upon which we have based our assessment of the financial statements for the year ended 31 December 2020.

We planned our audit so that we have a reasonable expectation of detecting material misstatements in the financial statements resulting from irregularities, fraud or non-compliance with law or regulations.

The extent to which the audit was considered capable of detecting irregularities including fraud  
We planned our audit so that we have a reasonable expectation of detecting material misstatements in the financial statements resulting from irregularities, fraud or non-compliance with law or regulations. In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations.
- Enquiring of management of whether they are aware of any non-compliance with laws and regulations.
- Enquiring of management whether they have knowledge of any actual, suspected or alleged fraud.
- Enquiring of management their internal controls established to mitigate risk related to fraud or non-compliance with laws and regulations.
- Discussions amongst the engagement team on how and where fraud might occur in the financial statements and any potential indicators of fraud. As part of this discussion, we identified potential for fraud and the posting of unusual journals .
- Obtaining understanding of the legal and regulatory framework the company operates in focusing on those laws and regulations that had a direct effect on the financial statements or that had a fundamental effect on the operations. The key laws and regulations we considered in this context included UK Companies Act 2006, tax legislation, data protection, anti-bribery, employment, health and safety .

Audit response to risks identified

Fraud due to management override

To address the risk of fraud through management bias and override of controls, we:

- Performed analytical procedures to identify any unusual or unexpected relationships
- Auditing the risk of management override of controls, including through testing journal entries for appropriateness.
- Assessed whether judgements and assumptions made in determining the accounting estimates set out in note 2 were indicative of potential bias.
- Investigated the rationale behind significant or unusual transactions.

Irregularities and non-compliance with laws and regulations

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but are not limited to:

- Agreeing financial statements disclosures to underlying supporting documentation.
- Reviewing minutes of meetings of those charged with governance.
- Enquiring of management as to actual and potential litigation claims.
- Reviewing correspondence with HMRC, relevant regulators including and the company's legal advisors.

The test nature and other inherent limitations of an audit, together with the inherent limitations of any accounting and internal control system, mean that there is an unavoidable risk that even some material misstatements in respect of irregularities may remain undiscovered even though the audit is properly planned and performed in accordance with ISAs (UK). Furthermore, the more removed that laws and regulations are from financial transactions, the less likely that we would become aware of non-compliance.

Our examination should therefore not be relied upon to disclose all such material misstatements or frauds, errors or instances of non-compliance that might exist. The responsibility for safeguarding the assets of the company and for the prevention and detection of fraud, error and non-compliance with law or regulations rests with the directors of Reuben Foundation.

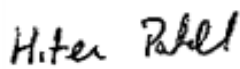
# REUBEN FOUNDATION

## INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE TRUSTEES OF REUBEN FOUNDATION

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A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

This report is made solely to the charity's trustees, as a body, in accordance with part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



**Hiten Patel FCCA (Senior Statutory Auditor)**  
for and on behalf of Gerald Edelman

29/09/2021

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**Chartered Accountants**  
**Statutory Auditor**

73 Cornhill  
London  
EC3V 3QQ

# REUBEN FOUNDATION

## CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

**FOR THE YEAR ENDED 31 DECEMBER 2020**

	Notes	Unrestricted funds £	Designated funds £	Total 2020 £	Total 2019 £
<b><u>Income from:</u></b>					
Donations and legacies		2,000,000	-	2,000,000	-
Investments	5	4,764,948	-	4,764,948	5,587,434
<b>Total income</b>		6,764,948	-	6,764,948	5,587,434
<b><u>Expenditure on:</u></b>					
Raising funds	6	1,011,968	-	1,011,968	875,249
Charitable activities	7	89,522,562	218,784	89,741,346	4,288,960
Other expenses	8	955,995	-	955,995	-
<b>Total expenditure</b>		91,490,525	218,784	91,709,309	5,164,209
<b>Net (Loss)/income before gains and losses on investments</b>		(84,725,577)	(218,784)	(84,944,361)	423,225
Net gains on investments	12	13,929,258	-	13,929,258	397,439
<b>Net income/(expenditure) for the year</b>		(70,796,319)	(218,784)	(71,015,103)	820,664
Fund balances at 1 January 2020		88,231,734	503,706	88,735,440	87,914,776
<b>Fund balances at 31 December 2020</b>		17,435,415	284,922	17,720,337	88,735,440

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

# REUBEN FOUNDATION

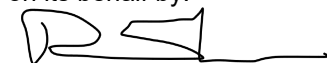
## CONSOLIDATED AND CHARITY BALANCE SHEET

AS AT 31 DECEMBER 2020

		Group 2020	Group 2019	Charity 2020	Charity 2019
	Notes	£	£	£	£
<b>Fixed assets</b>					
Tangible assets	15	66,390,000	52,213,524	54,390,000	46,063,524
Investments	16	33,527,028	27,696,169	39,692,294	33,861,435
		<u>99,917,028</u>	<u>79,909,693</u>	<u>94,082,294</u>	<u>79,924,959</u>
<b>Current assets</b>					
Debtors	18	1,953,762	746,838	1,836,168	643,811
Cash at bank and in hand		5,605,428	13,538,246	5,579,804	13,339,931
		<u>7,559,190</u>	<u>14,285,084</u>	<u>7,415,972</u>	<u>13,983,742</u>
<b>Creditors: amounts falling due within one year</b>	20	(4,283,035)	(4,446,266)	(4,135,538)	(4,182,686)
<b>Net current assets</b>		<u>3,276,155</u>	<u>9,838,818</u>	<u>3,280,434</u>	<u>9,801,056</u>
<b>Total assets less current liabilities</b>		<u>103,193,183</u>	<u>89,748,511</u>	<u>97,362,728</u>	<u>89,726,015</u>
<b>Creditors: amounts falling due after more than one year</b>	21	(84,469,781)	(966,001)	(84,469,781)	(966,001)
<b>Provisions for liabilities</b>					
Deferred tax liability	23	(1,003,065)	(47,070)	-	-
<b>Net assets</b>		<u>17,720,337</u>	<u>88,735,440</u>	<u>12,892,947</u>	<u>88,760,014</u>
<b>Income funds</b>					
<u>Unrestricted funds</u>					
Designated funds	26	284,922	503,706	284,922	503,706
General unrestricted funds	25	17,435,415	88,231,734	12,608,025	88,256,308
		<u>17,720,337</u>	<u>88,735,440</u>	<u>12,892,947</u>	<u>88,760,014</u>

The Trustees have prepared group accounts in accordance with Section 398 of the Companies Act 2006 and section 138 of the Charities Act 2011. These accounts are prepared in accordance with special provisions of part 15 of the Companies Act relating to small companies and constitute the annual accounts required by the Companies Act 2006 and are for circulation to the members of the company.

The financial statements were approved by the Board and authorised for issue on 29/09/2021 and were signed on its behalf by:



R Stone  
Trustee

Company Registration No. 04481304

# REUBEN FOUNDATION

## CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 DECEMBER 2020

	Notes	2020 £	£	2019 £	£
<b>Cash flows from operating activities</b>					
Cash generated from operations	32	(3,595,843)		(1,676,274)	
<b>Investing activities</b>					
Purchase of tangible fixed assets		(77,672)		-	
Purchase of other investments		(10,000,000)		-	
Proceeds on disposal of other investments		3,999,594		2,572,738	
Interest received		1,741,103		1,998,132	
<b>Net cash generated from/(used in) investing activities</b>		(4,336,975)		4,570,870	
<b>Net increase/(decrease) in cash and cash equivalents</b>		(7,932,818)		2,894,596	
Cash and cash equivalents at beginning of year		13,538,246		10,643,650	
<b>Cash and cash equivalents at end of year</b>		5,605,428		13,538,246	

# REUBEN FOUNDATION

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 31 DECEMBER 2020

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#### 1 Accounting policies

##### Company information

Reuben Foundation is a private company limited by guarantee incorporated in England and Wales. The registered office is 4th Floor, Milbank Tower, 21-24 Millbank, London, SW1P 4QP.

#### 1.1 Accounting convention

The accounts have been prepared in accordance with the charity's governing document, the Companies Act 2006 and "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)" (as amended for accounting periods commencing from 1 January 2019). The charity is a Public Benefit Entity as defined by FRS 102.

The accounts are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

##### Basis of consolidation

The consolidated financial statements incorporate the results, both of Reuben Foundation and of its wholly owned subsidiaries detailed in Note 27, whose accounts are made up to the same accounting date on a line by line basis.

#### 1.2 Going concern

At the time of approving the financial statements, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The group hold good cash reserves to help shelter the impact of the current coronavirus pandemic. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

#### 1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives.

#### 1.4 Incoming resources

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Donations, legacies and other forms of voluntary income are recognised as incoming resources when receivable, except insofar as they are incapable of financial measurement. Assets donated to the charity are recognised upon receipt and included in the accounts at estimated market value. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.



# REUBEN FOUNDATION

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

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### 1 Accounting policies

(Continued)

#### 1.5 Resources expended

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the charity to the expenditure. All resources expended are accounted for on an accruals basis. Irrecoverable vat is charged to the expense to which it relates.

Charitable expenditure includes grants made to individuals and institutions which are included in the accounts when paid or when a firm commitment is given to a charity prior to the balance sheet date which is a constructive obligation.

The costs of raising funds are represented by expenses attributable to the management and letting of the property interests owned as well as bank interest on loans utilised for their acquisition.

#### 1.6 Investment properties

Investment property, which is property held to earn rental income and/or for capital appreciation, is measured using the fair value model and stated at its fair value as at the reporting date. The surplus or deficit on revaluation is recognised in net income/(expenditure) for the year.

Gains or losses arising from changes in the fair value of investment property are included in the statement of financial activities for the period in which they arise.

It is the policy of the charity to capitalise expenditure of a capital nature only where the sum involved exceeds £1,000.

#### 1.7 Fixed asset investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The statement of financial activities include the net gains and losses arising on revaluation and disposals throughout the year.

The charity does not acquire put options, derivatives or other complex financial instruments.

The main form of financial risk faced by the charity is that of volatility in equity markets and investment markets due to wider economic conditions, the attitude of investors to investment risk, and changes in sentiment concerning equities and within particular sectors or sub sectors.

#### Realised Gains and Losses

All gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

#### Subsidiaries

Included in fixed asset investments are subsidiaries. A subsidiary is an entity controlled by the charity. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

# REUBEN FOUNDATION

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

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### 1 Accounting policies

(Continued)

#### 1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised immediately in income/ (expenditure) for the year, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

#### 1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.10 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

##### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

# REUBEN FOUNDATION

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

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### 1 Accounting policies

(Continued)

#### **Basic financial liabilities**

Basic financial liabilities, including creditors, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

#### **Derecognition of financial liabilities**

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

#### 1.11 Leases

Rentals payable under operating leases, including any lease incentives received, are charged as an expense on a straight line basis over the term of the relevant lease.

#### 1.12 Foreign exchange

Transactions denominated in foreign currency are recorded at the rate ruling at the date of transaction.

Monetary assets and liabilities denominated in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date. All differences are included in other recognised gains and losses in the Statement of Financial Activities.

#### 1.13 Taxation

As a registered charity the Foundation is exempt from taxation on its activities which fall within the scope of section 505 of Taxes Act 1988 and section 252 of the Taxation of Chargeable Gains Act 1992.

### 2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

#### **Investment properties**

The charity's investment properties which are properties held to earn rentals and/or capital appreciation are measured using the fair value model and stated at their fair value as at the reporting date. The members have used their experience of the property market and with reference to formal advice from suitably qualified Chartered Surveyors and market evidence of transaction prices of similar properties, have assessed an appropriate value at the year end.

# REUBEN FOUNDATION

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

### 2 Critical accounting estimates and judgements

(Continued)

#### Key sources of estimation uncertainty

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows.

#### Investment properties

The group's investment properties, which are properties held to earn rentals and/or capital appreciation, are measured using the fair value model and stated at their fair value as at the reporting date. The Trustees have used their experience of the property market and with reference to informal advice from Chartered Surveyors and market evidence of transaction prices of similar properties, have assessed an appropriate value as at the reporting date, which they feel is reliable and on a conservative basis.

### 3 Charity SOFA Summary

The consolidated statement of financial activities includes the results of the charity's wholly owned subsidiaries whose principal activity is property investment.

The summary financial performance of the charity alone is:

	<b>Total 2020 £</b>	<b>Total 2019 £</b>
Gift aid receipts from subsidiaries	291,672	608,580
Other incoming resources	6,064,912	4,596,667
Costs of raising funds	(561,563)	(493,075)
Grants paid	(89,708,346)	(4,255,949)
Other expenditure	(33,000)	(33,000)
Net (expenditure)/income for the year	(83,946,325)	423,223
Gains/(losses) on investment assets	8,079,258	397,439
Net movement in funds	(75,867,067)	820,662
<b>Fund balances at 1 January 2020</b>	<b>88,760,014</b>	<b>87,939,352</b>
<b>Fund balances at 31 December 2020</b>	<b>12,892,947</b>	<b>88,760,014</b>

### 4 Income earned from other activities

The charity has a number of subsidiary companies all of which are incorporated in the United Kingdom. The majority of these companies are dormant with the exception of Concorde Sixth (Ulster Terrace No 1) Ltd and Spicerite Ltd. The profits generated by the companies are paid to the charity under the gift aid scheme.

Below shows a summary of the trading results of the two subsidiaries:

# REUBEN FOUNDATION

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

### 4 Income earned from other activities

(Continued)

#### Concorde Sixth (Ulster Terrace No 1) Ltd

	Total 2020 £	Total 2019 £
Profit and Loss Account		
Turnover	117,220	407,598
Management expenses	(88,717)	(88,717)
Tax provisions	(342,789)	
Gross profit	(314,286)	318,881
Administrative expenses	(70,539)	(7,292)
Amount gift aided to parent undertaking	-	(311,589)
Fair value gain on investment properties	2,650,000	
Retained in subsidiary	2,265,175	-

At 31 December 2020 the net assets and reserves of the company were as follows:

#### Assets and Liabilities

Fixed assets	7,000,001	4,350,001
Current assets	57,549	41,473
Current liabilities	(3,107,086)	(3,048,974)
Provisions	(342,789)	-

	3,607,675	1,342,500
--	-----------	-----------

#### Net Assets

Represented by:

Share capital	1	1
Reserves	3,607,674	1,342,499
	3,607,675	1,342,500

#### Spicerite Ltd

	£	£
Profit and Loss Account		
Turnover	582,816	583,166
Management expenses	(240,319)	(240,319)
Tax provisions	(613,406)	-
Gross profit	(270,909)	342,847
Administrative expenses	(50,824)	(45,856)
Amount gift aided to parent undertaking	(291,673)	(296,991)
Fair value gain on investment properties	3,200,000	-
Retained in subsidiary	2,586,594	-

At 31 December 2020 the net assets and reserves of the company were as follows:

# REUBEN FOUNDATION

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

<b>4</b>	<b>Income earned from other activities</b>	<b>(Continued)</b>	
	Assets and Liabilities		
	Fixed assets	5,000,000	1,800,000
	Current assets	603,370	332,942
	Current liabilities	(1,169,679)	(899,253)
	Provisions	(660,276)	(47,070)
		<u>3,773,415</u>	<u>1,186,619</u>
	Net Assets	<u></u>	<u></u>
	Represented by:		
	Share capital	3	3
	Reserves	3,773,412	1,186,616
		<u>3,773,415</u>	<u>1,186,619</u>
<b>5</b>	<b>Income from investments</b>		
		<b>2020</b>	<b>2019</b>
		<b>£</b>	<b>£</b>
	Rental income	3,023,845	3,589,302
	Other income	1,741,103	1,998,132
		<u>4,764,948</u>	<u>5,587,434</u>
<b>6</b>	<b>Raising funds</b>		
		<b>2020</b>	<b>2019</b>
		<b>£</b>	<b>£</b>
	<u>Investment property management</u>		
	Ground rents	329,498	456,973
	Management fees	121,189	123,549
	Rates	254	1,423
	Legal & professional fees	34,978	66,922
	Loan interest	241,647	-
	Other expenses	284,402	226,382
		<u>1,011,968</u>	<u>875,249</u>

# REUBEN FOUNDATION

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

### 7 Charitable activities

	2020 £	2019 £
Grant funding activities (see note 9)	89,708,346	4,255,949
Support costs including governance costs (see note 10)	33,000	33,011
	<u>89,741,346</u>	<u>4,288,960</u>

### 8 Other expenses

	Total £ 2020	Total £ 2019
Deferred tax charge	955,995	-
	<u>955,995</u>	<u>-</u>

The other expenses of £955,995 (2019: £nil) for the year relate solely to the deferred tax charge incurred following the revaluation uplift on the freehold investment properties.

### 9 Grants payable

	Total 2020 £	Total 2019 £
Paid during the year		
Grants to institutions (see below)	33,193,642	5,070,480
Grants to individuals	86,793	73,439
Donation Covid 19	2,686,778	-
	<u>35,967,213</u>	<u>5,143,919</u>
<b>Committed amounts</b>		
Total brought forward	(4,325,944)	(5,213,914)
Total carried forward (see note 22)	58,067,077	4,325,944
	<u>89,708,346</u>	<u>4,255,949</u>

# REUBEN FOUNDATION

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

### 9 Grants payable

(Continued)

	2020 £	2019 £
ARK Schools	225,000	125,000
Boys Town Jerusalem	17,968	12,601
British Academy of Film and Television Arts	300,000	500,000
British Film Institute	20,000	140,972
Cambridge University	424,876	358,061
Carers Trust	10,000	10,000
Community Security Trust	25,000	25,000
Central Synagogue	-	225,000
Centrepont	-	80,150
Design Museum	-	200,000
Great Ormond Street Hospital	35,000	33,400
Greenhouse Sports	-	30,000
Holocaust Educational Trust	25,000	25,000
Illuminated River Foundation	1,500,000	1,500,000
Jewish Care	25,000	10,000
Lamda	-	10,000
Make A Wish Foundation	-	10,000
Mayo Clinic	7,768	7,879
Nancy Reuben Primary School	280,000	282,900
New York Philharmonic	-	19,735
Northern Racing College	-	16,000
Norwood	50,000	58,700
OPR in the Community Trust	-	10,000
University of Oxford (Reuben College)	30,000,000	-
Royal Marsden Cancer Charity	-	1,000,550
The Galilee Foundation	-	25,000
The Racehorse Sanctuary	-	5,000
Tony Blair Foundation	-	10,000
Unicef	-	13,668
Yad Vashem Holocaust Martyrs & Heroes Remembrance Authority	-	11,000
Yorkshire Air Ambulance	-	13,000
Others	334,824	375,303
	<u>33,280,435</u>	<u>5,143,919</u>



# REUBEN FOUNDATION

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

### 10 Analysis of governance and support costs

	Support costs	Governance costs	2020	2019
	£	£	£	£
Bank charges	195	-	195	11
Audit fees	-	33,000	33,000	33,000
	<u>195</u>	<u>33,000</u>	<u>33,195</u>	<u>33,011</u>

### 11 Net movement in funds

	2020	2019
	£	£
Net movement in funds is stated after charging/(crediting)		
Fees payable to the company's auditor for the audit of the company's financial statements	33,000	33,000
Investment revaluation gains	<u>(13,929,258)</u>	<u>(397,439)</u>

### 12 Net gains/(losses) on investments

	2020	2019
	£	£
Revaluation of investments	(169,547)	397,439
Revaluation of investment properties	<u>14,098,805</u>	<u>-</u>
	<u>13,929,258</u>	<u>397,439</u>

### 13 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year. No expenses were refunded to the Trustees in the year.

### 14 Employees

There were no employees during the year.

# REUBEN FOUNDATION

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

### 15 Investment Properties

Group	Freehold investment properties £	Leasehold investment properties £	Plant and machinery £	Total £
<b>Cost</b>				
At 1 January 2020	47,510,487	5,796,877	270,688	53,578,052
Additions	77,671	-	-	77,671
Revaluation	8,248,805	5,850,000	-	14,098,805
At 31 December 2020	55,836,963	11,646,877	270,688	67,754,528
<b>Depreciation and impairment</b>				
At 1 January 2020	-	(1,093,840)	(270,688)	(1,364,528)
At 31 December 2020	-	(1,093,840)	(270,688)	(1,364,528)
<b>Carrying amount</b>				
At 31 December 2020	<b>55,836,963</b>	<b>10,553,037</b>	-	<b>66,390,000</b>
At 31 December 2019	47,510,485	4,703,037	-	52,213,524

#### Historic Cost

Historic cost of the properties are as per below:

At 31 December 2020	28,423,534	5,923,039
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### Charity

	Freehold investment properties £	Leasehold investment properties £	Plant and machinery £	Total £
<b>Cost</b>				
At 1 January 2020	45,710,487	1,446,877	270,688	47,428,052
Additions	77,671	-	-	77,671
Revaluation	8,248,805	-	-	8,248,805
At 31 December 2020	54,036,963	1,446,877	270,688	55,754,528
<b>Depreciation and impairment</b>				
At 1 January 2020	-	(1,093,840)	(270,688)	(1,364,528)
At 31 December 2020	-	(1,093,837)	(270,688)	(1,364,528)
<b>Carrying amount</b>				
At 31 December 2020	<b>54,036,963</b>	<b>353,037</b>	-	<b>54,390,000</b>
At 31 December 2019	45,710,487	353,037	-	46,063,524

# REUBEN FOUNDATION

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

### 15 Investment Properties

(Continued)

#### Historic Cost

Historic cost of the properties are as per below:

At 31 December 2020	26,623,533	1,573,039
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The fair value of the investment property has been arrived at on the basis of a valuation carried out at 31 December 2020 with advice from suitably qualified professionals. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

### 16 Fixed asset investments

	Notes	Group 2020 £	Group 2019 £	Charity 2020 £	Charity 2019 £
Investments in subsidiaries	27	-	-	6,165,266	6,165,266
Listed investments		33,527,028	27,696,169	33,527,028	27,696,169
		<u>33,527,028</u>	<u>27,696,169</u>	<u>39,692,294</u>	<u>33,861,435</u>

The quoted instruments are primarily represented by UK fixed interest stocks.

#### Movements in fixed asset investments

Group	Bonds and Equities £
<b>Cost or valuation</b>	
At 1 January 2020	27,696,169
Additions at cost	10,000,000
Net change in value in the year	(169,547)
Capital repayment and disposals	(3,999,594)
At 31 December 2020	<u>33,527,028</u>
<b>Carrying amount</b>	
At 31 December 2020	<u>33,527,028</u>
At 31 December 2019	<u>27,696,169</u>

# REUBEN FOUNDATION

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

17	Financial instruments	Group 2020 £	Group 2019 £	Charity 2020 £	Charity 2019 £
	<b>Carrying amount of financial assets</b>				
	Debt instruments measured at amortised cost	1,831,331	621,223	581,040	581,040
	Equity instruments measured at cost	-	-	6,165,266	6,165,266
	Instruments measured at fair value through profit or loss	33,527,028	27,696,171	33,527,028	27,696,171
		<u>33,527,028</u>	<u>27,696,171</u>	<u>33,527,028</u>	<u>27,696,171</u>
	<b>Carrying amount of financial liabilities</b>				
	Measured at amortised cost	88,553,274	5,325,419	88,425,829	5,062,838
		<u>88,553,274</u>	<u>5,325,419</u>	<u>88,425,829</u>	<u>5,062,838</u>
18	Debtors	Group 2020 £	Group 2019 £	Charity 2020 £	Charity 2019 £
	<b>Amounts falling due within one year:</b>				
	Trade debtors	870,053	231,283	438,459	209,472
	Amounts due from subsidiary undertakings	-	-	478,925	64,547
	Other debtors	693,800	118,428	616,154	40,781
	Prepayments and accrued income	389,909	415,127	302,630	329,011
		<u>1,953,762</u>	<u>764,838</u>	<u>1,836,168</u>	<u>643,811</u>

Included within debtors is an amount due to the charitable company from the subsidiaries Spicerite Limited of £478,925 (2019: £64,547). The loan is interest free and repayable on demand.

19	Loans and overdrafts	2020 £	2019 £
	Bank loans	30,016,030	-
		<u>30,016,030</u>	<u>-</u>
	Payable after one year	30,016,030	-
		<u>30,016,030</u>	<u>-</u>

On 18 June 2020, the group entered into a facility agreement with TFB (Mortgages) Designated Activity Company for a principal amount of £30,000,000. The facility bears interest at 1.5% and the principal amount will only become repayable as at the termination date of the agreement (18 June 2025).

# REUBEN FOUNDATION

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

<b>20</b>	<b>Creditors: amounts falling due within one year</b>	<b>Group 2020 £</b>	<b>Group 2019 £</b>	<b>Charity 2020 £</b>	<b>Charity 2019 £</b>
	Other taxation and social security	<b>184,229</b>	66,931	<b>164,179</b>	70,453
	Trade creditors	<b>177,050</b>	240,313	<b>107,762</b>	235,513
	Grant commitments	<b>22 3,613,326</b>	3,359,943	<b>3,613,326</b>	3,359,943
	Amounts due to subsidiary undertakings	-	-	<b>38,777</b>	5,011
	Other creditors	<b>239,332</b>	714,011	<b>163,517</b>	472,378
	Accruals and deferred income	<b>69,098</b>	65,068	<b>47,977</b>	39,388
		<b>4,283,035</b>	4,446,266	<b>4,135,538</b>	4,182,686

Amounts due to subsidiary undertakings comprises a balance of £38,777 (2019: £5,011) due to Concorde Sixth (Ulster Terrace No.1) Limited. The loan is interest free and repayable on demand.

### **21 Creditors: amounts falling due after more than one year**

		<b>Group 2020 £</b>	<b>Group 2019 £</b>	<b>Charity 2020 £</b>	<b>Charity 2019 £</b>
	Loans and overdrafts	30,016,030	-	30,016,030	-
	Grant commitments	<b>22 54,453,751</b>	966,001	<b>54,453,751</b>	966,001
		<b>84,469,781</b>	966,001	<b>84,469,781</b>	966,001

# REUBEN FOUNDATION

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

### 22 Grant Commitments

	2020 £	2019 £
ARK Schools	450,000	270,000
British Academy of Film and Television Arts	-	300,000
Cambridge University	424,922	1,032,989
University of Oxford (Reuben College)	47,501,780	-
Community Security Trust	25,000	50,000
Nancy Reuben Primary School	250,000	500,000
Norwood Foundation	50,000	100,000
University of Oxford	9,308,000	457,500
Yad Vashem Holocaust Marytrs & Heroes Remembrance Authority	-	10,000
Monaco Hospital	22,375	45,455
Jewish care	25,000	25,000
Holocaust Educational Trust	-	25,000
Illuminated River Foundation	-	1,500,000
Carers Trust	10,000	10,000
	<u>58,067,077</u>	<u>4,325,944</u>
<b>Comprised as follows:</b>		
Due in less than one year	3,613,326	3,359,943
Due in more than one year	54,453,751	966,001
	<u>58,067,077</u>	<u>4,325,944</u>

### 23 Provisions for liabilities

#### Deferred tax

The deferred tax provision relates to the potential tax payable on the future profits in the event of the disposal of the investment properties.

	2020 £	2019 £
Deferred tax liabilities	1,003,065	47,070
	<u>1,003,065</u>	<u>47,070</u>

Movements in provisions:

	Total £
At 1 January 2020	(47,070)
Additional provisions in the year	(955,995)
At 31 December 2020	<u>(1,003,065)</u>

# REUBEN FOUNDATION

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

### 24 Share capital

The charitable company is limited by guarantee and has no share capital. Each member guarantees to contribute £1 in the event of a winding up.

### 25 Movement in unrestricted funds

	General and Designated funds £	Revaluation reserve £	Total as at 31.12.2020 £	Total as at 31.12.2019 £
Balance at 1 January 2020	67,983,278	20,752,162	88,735,440	87,914,776
Income	6,764,948	-	6,764,948	5,587,434
Expenditure	(91,709,309)	-	(91,709,309)	(5,164,209)
Revaluation in the year:				
Investment property	-	14,098,805	14,098,805	-
Quoted investments	-	(169,547)	(169,547)	397,439
Balance at 31 December 2020	<u>(16,961,083)</u>	<u>34,681,420</u>	<u>17,720,337</u>	<u>88,735,440</u>

### 26 Designated funds

	Balance at 1 January 2020 £	Movement in funds		Balance at 31 December 2020 £
		Transfers £	Resources expended £	
Cambridge University - Postgraduates	503,706	-	(218,784)	284,922
	<u>503,706</u>	<u>-</u>	<u>(218,784)</u>	<u>284,922</u>

The designated funds are held to represent ongoing funding commitments regarding scholarship programmes.

# REUBEN FOUNDATION

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

### 27 Subsidiaries

The charity holds more than 20% of the share capital of the following companies:

Name of undertaking and country of incorporation or residency	Nature of business	Class of shareholding	% Held	
			Direct	
Concorde Sixth (Ulster Terrace No 1) Ltd	England & Wales Property investment	Ordinary	100	
Concorde Sixth (Ulster Terrace No 2) Ltd	England & Wales Dormant	Ordinary	100	
Concorde Sixth Regents Park Ltd	England & Wales Dormant	Ordinary	100	
Spicerite Limited	England & Wales Property investment	Ordinary	100	

The company also owns the entire issued capital of the following dormant nominee companies:

Amberdene Properties Limited  
Berrymist Properties Limited  
Edengrange Investments Limited  
Faye Properties Limited  
Gradecourt Limited  
Millpond Properties Limited  
Prairie Limited  
Townley Properties Limited

### 28 Analysis of net assets between funds

	General unrestricted funds	Designated funds	Total
	£	£	£
Fund balances at 31 December 2020 are represented by:			
Tangible assets	66,390,000	-	66,390,000
Investments	33,527,028	-	33,527,028
Current assets/(liabilities)	2,991,233	284,922	3,276,155
Long term liabilities	(85,472,846)	-	(85,472,846)
	<u>17,435,415</u>	<u>284,922</u>	<u>17,720,337</u>



# REUBEN FOUNDATION

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

### 29 Operating lease commitments

#### Lessee

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2020	2019
	£	£
Within one year	52,995	127,187
Between two and five years	-	52,995
	<u>52,995</u>	<u>180,182</u>

### 30 Related party transactions

The sum of £60,000 (2019: £60,000) was paid to Motcomb Estates Ltd, a company in which the Trustees M Turner and E Sawyer have an interest.

Included in investments is a holding of bonds with a value of £13,192,862 (2019: £14,995,065) issued by Wellington Pub Company PLC, a company in which the Trustees S D Reuben and R D Reuben have a material interest. Interest of £918,671 (2019: £997,958) was recognised on these bonds in the year.

During the year, donations of £730,000 (2019: £282,900) have been paid to Nancy Reuben Primary School, a charity in which the Foundation is a Trustee. As at 31 December 2020, the charity was committed to future donations of £250,000 (2019: £500,000) to Nancy Reuben Primary School.

During the year, donations of £2,000,000 have been received from Arena Racing Limited, a company under common control.

### 31 Analysis of changes in net debt

	At 1 January 2020	Cash flows	At 31 December 2020
	£	£	£
Cash at bank and in hand	13,339,931	(7,760,127)	5,579,804
Loans falling due after more than one year	-	(30,016,030)	(30,016,030)
	<u>13,339,931</u>	<u>(37,776,157)</u>	<u>(24,436,226)</u>

# REUBEN FOUNDATION

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

32 Cash generated from operations	2020 £	2019 £
(Deficit)/surplus for the year	(73,130,947)	820,664
Adjustments for:		
Investment income recognised in profit or loss	(1,741,103)	(1,998,132)
Fair value gains on investments	(13,929,258)	(397,439)
Deferred tax movement	955,995	-
		-
Movements in working capital:		
(Increase)/decrease in debtors	(1,206,926)	(52,358)
(Decrease)/increase in creditors	85,456,396	(49,009)
<b>Cash absorbed by operations</b>	<b>(3,595,843)</b>	<b>(1,676,274)</b>
<b>33 Covid Donations</b>		<b>2020 £</b>
University of London		25,000
Chelsea & Westminster Hospital		49,981
Royal Marsden Hospital		25,000
Cannes Hospital		34,848
Centrepont		25,000
Imperial College		25,000
University of Cambridge		25,000
University of Oxford		25,000
NHS Charities		150,000
Magen David		25,000
Emergency Food Boxes		238,827
Jewish Care		25,000
Greyhound Welfare		181,516
Feeding the Frontlines		150,000
Latet Humanitarian Aid		400,000
Nancy Reuben Primary School		450,000
Great Ormond Street Hospital		25,000
Others		806,606
		<b>2,686,778</b>