

Company registration number 04528459 (England and Wales)

Charity registration number 1094271 (England and Wales)

**WILBRAHAM ROAD (MANCHESTER) TRUST LIMITED**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 5 APRIL 2025**

# WILBRAHAM ROAD (MANCHESTER) TRUST LIMITED

## LEGAL AND ADMINISTRATIVE INFORMATION

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Trustees	S E Elias J M Joseph N J Esterkin K J Black	
Country of incorporation	England and Wales	04528459
Charity registration	England and Wales	1094271
Principal address	2nd Floor 1 Ashley Road Altrincham WA14 2DT	
Registered office	2nd Floor 1 Ashley Road Altrincham WA14 2DT	
Independent examiner	Lopian Gross Barnett & Co 1st Floor, Cloister House Riverside New Bailey Street Manchester M3 5FS	

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# WILBRAHAM ROAD (MANCHESTER) TRUST LIMITED

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# **WILBRAHAM ROAD (MANCHESTER) TRUST LIMITED**

## **TRUSTEES REPORT (INCLUDING DIRECTORS' REPORT)**

**FOR THE YEAR ENDED 5 APRIL 2025**

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The trustees present their annual report and financial statements for the year ended 5 April 2025.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charities Act 2011, charity's Articles of Association, the Companies Act 2006 and the Statement of Recommended Practice to charities preparing their accounts in accordance with the Financial Reporting Standard for Smaller Entities.

### **Objectives and activities**

The Charity's purposes as set out in the company's Memorandum of Association are to benefit the public by the establishment and maintenance of Synagogues for the educational and religious activities relating to the Orthodox Jewish faith.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

The Trustees do not intend to make any specific grants. Funds generated will be used for the improvement of the premises, as and when required.

### **Strategic report**

The description under the headings "Achievements and performance" and "Financial review" meet the company law requirements for the trustees to present a strategic report.

### **Achievements and performance**

The Company's principal activity is the provision of premises for charitable purposes.

### **Financial review**

The total of incoming resources were £44,937 of which £12,937 was from rental income and £32,000 was from gift aid donations.

Property expenses and other expenses were £25,525 and governance costs were £2,559.

The net income for the year was £16,853.

No charitable distributions were made during the year.

The Trustees' reserves policy is to use funds for the repair and renovation of the premises, as and when circumstances arise. At the balance sheet date the reserves (all unrestricted) amounted to £3,128,110 (2024: £3,111,257).

### **Structure, governance and management**

The charity is a company limited by guarantee and has no share capital.

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

S E Elias  
J M Joseph  
N J Esterkin  
K J Black

Appointment of other Trustees is at the discretion of the existing Trustees.

Trustee S E Elias has been delegated the day to day management of the company.

## **WILBRAHAM ROAD (MANCHESTER) TRUST LIMITED**

### **TRUSTEES REPORT (CONTINUED)(INCLUDING DIRECTORS' REPORT)**

**FOR THE YEAR ENDED 5 APRIL 2025**

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The organisation is a charitable company limited by guarantee, incorporated on 6 September 2002 and registered as a charity on 21 October 2002. The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association as amended by a Special Resolution dated 4 February 2005.

The company achieves its objectives of providing educational and religious activities relating to the Orthodox Jewish faith in conjunction with the South Manchester Jewish Student Trust Limited, which is a charitable company that is connected to the trustees and is responsible for the provision of Kosher food facilities at the Synagogue maintained by the Wilbraham Road (Manchester) Trust Limited.

The trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

The trustees report was approved by the Board of Trustees.



S E Elias

Trustee

Dated: 30/1/25

# WILBRAHAM ROAD (MANCHESTER) TRUST LIMITED

## INDEPENDENT EXAMINER'S REPORT

### TO THE TRUSTEES OF WILBRAHAM ROAD (MANCHESTER) TRUST LIMITED

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I report to the trustees on my examination of the financial statements of Wilbraham Road (Manchester) Trust Limited (the charity) for the year ended 5 April 2025.

#### Responsibilities and basis of report

As the trustees of the charity (and also its directors for the purposes of company law), you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006.

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the Companies Act 2006 and are eligible for independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

#### 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 that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the Companies Act 2006 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; or
- 4 the financial statements 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 financial statements 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 financial statements to be reached.



Nathaniel Davidson BA (Hons) ACA

**Lopian Gross Barnett & Co**

1st Floor, Cloister House

Riverside

New Bailey Street

Manchester

M3 5FS

Date: 3 February 2026

# WILBRAHAM ROAD (MANCHESTER) TRUST LIMITED

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 5 APRIL 2025

	Notes	Unrestricted funds 2025 £	Unrestricted funds 2024 £
<b>Income from:</b>			
Donations and legacies	3	32,000	-
Investments	4	12,937	12,000
<b>Total income</b>		44,937	12,000
<b>Expenditure on:</b>			
Other expenses	5	28,084	14,973
<b>Total expenditure</b>		28,084	14,973
<b>Net income/(expenditure) and movement in funds</b>		16,853	(2,973)
<b>Reconciliation of funds:</b>			
Fund balances at 6 April 2024		3,111,257	3,114,230
<b>Fund balances at 5 April 2025</b>		3,128,110	3,111,257

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

# WILBRAHAM ROAD (MANCHESTER) TRUST LIMITED

## BALANCE SHEET

AS AT 5 APRIL 2025

	Notes	2025		2024	
		£	£	£	£
<b>Fixed assets</b>					
Tangible assets	11		3,084,076		3,059,709
<b>Current assets</b>					
Stocks	12	1		1	
Debtors	13	655,050		655,005	
Cash at bank and in hand		9,665		17,394	
		664,716		672,400	
<b>Creditors: amounts falling due within one year</b>	14				
		(620,682)		(620,852)	
<b>Net current assets</b>			44,034		51,548
<b>Total assets less current liabilities</b>			3,128,110		3,111,257
<b>The funds of the charity</b>					
Unrestricted funds	15		3,128,110		3,111,257
			3,128,110		3,111,257

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 5 April 2025.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

The financial statements were approved by the trustees on 30/1/26

S E Elias  
Trustee



# WILBRAHAM ROAD (MANCHESTER) TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 5 APRIL 2025

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### 1 Accounting policies

#### Charity information

Wilbraham Road (Manchester) Trust Limited is a private company limited by guarantee incorporated in England and Wales. The registered office is 2nd Floor, 1 Ashley Road, Altrincham, WA14 2DT.

#### 1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's Memorandum and Articles, 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) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements 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 investment properties at fair value. The principal accounting policies adopted are set out below.

#### 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. 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.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Investment income represents amounts receivable for rentals and services net of VAT. The rental income is recognised on the commencement of a lease, adjusting for any rent free periods.

# WILBRAHAM ROAD (MANCHESTER) TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2025

### 1 Accounting policies

(Continued)

#### 1.5 Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred.

Other expenditure are costs incurred by the charity in the delivery of its activities and services for its beneficiaries.

Governance costs comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice.

Charitable distributions represent donations paid to religious, educational and similar charities. There were no distributions during the year as further expenditure is to be incurred on the property.

#### 1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

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

Fixtures, fittings & equipment	25% reducing balance
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The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

#### 1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible 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).

#### 1.8 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.

#### 1.9 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.

# WILBRAHAM ROAD (MANCHESTER) TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2025

### 1 Accounting policies

(Continued)

#### **Basic financial liabilities**

Basic financial liabilities, including creditors and bank loans 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.

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.

### 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.

### 3 Income from donations and legacies

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Donations and gifts	32,000	-

All donations in the year were received from parties related to a trustee and unconditional.

### 4 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Rental income	12,937	12,000

# WILBRAHAM ROAD (MANCHESTER) TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2025

### 5 Other expenses

	Maintenance of properties 2025 £	Maintenance of properties 2024 £
Depreciation	354	473
Maintenance of properties	13,224	2,965
Property running expenses	9,154	8,886
Sundry expenses	69	48
Consultancy fees	2,724	540
	<u>25,525</u>	<u>12,912</u>
Share of governance costs (see note 6)	2,559	2,061
	<u>28,084</u>	<u>14,973</u>

### 6 Support costs allocated to activities

	2025 £	2024 £
Governance costs	<u>2,559</u>	<u>2,061</u>
<b>Analysed between:</b>		
Other expenses	<u>2,559</u>	<u>2,061</u>
<b>Governance costs comprise:</b>	<b>2025 £</b>	<b>2024 £</b>
Independent examination / accountancy fees	2,490	1,980
Bank charges	69	81
	<u>2,559</u>	<u>2,061</u>

### 7 Net movement in funds

	2025 £	2024 £
The net movement in funds is stated after charging/(crediting):		
Fees payable for the independent examination of the charity's financial statements	2,490	1,980
Depreciation of owned tangible fixed assets	<u>354</u>	<u>473</u>

# WILBRAHAM ROAD (MANCHESTER) TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2025

### 8 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

None of the trustees (or any persons connected with them) received any reimbursement of expenses from the charity during the year.

### 9 Employees

The average monthly number of employees during the year was:

	2025 Number	2024 Number
Total	-	-

There were no employees whose annual remuneration was more than £60,000.

### 10 Taxation

The charity is exempt from taxation under Part 11 of the Corporation Tax Act 2010 on its activities because all its income is applied for charitable purposes.

### 11 Tangible fixed assets

	Land and buildings £	Fixtures, fittings & equipment £	Total £
<b>Cost</b>			
At 6 April 2024	3,058,291	52,866	3,111,157
Additions	24,721	-	24,721
At 5 April 2025	3,083,012	52,866	3,135,878
<b>Depreciation and impairment</b>			
At 6 April 2024	-	51,448	51,448
Depreciation charged in the year	-	354	354
At 5 April 2025	-	51,802	51,802
<b>Carrying amount</b>			
At 5 April 2025	3,083,012	1,064	3,084,076
At 5 April 2024	3,058,291	1,418	3,059,709

### 12 Stocks

	2025 £	2024 £
Synagogue library books	1	1

# WILBRAHAM ROAD (MANCHESTER) TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2025

### 13 Debtors

	2025	2024
Amounts falling due within one year:	£	£
Trade debtors	1,126	1,000
Other debtors	650,811	651,907
Prepayments and accrued income	3,113	2,098
	<u>655,050</u>	<u>655,005</u>

Included within other debtors is a related party loan of £640,000 (2024: £640,000) to The Shaare Hayim Congregation, a charity where S Elias is the treasurer of the Congregation. The loan is interest free and secured against the land and buildings of the Congregation and is considered that the Congregation has sufficient assets and is likely to realise funds from its property assets with which to repay the loan.

### 14 Creditors: amounts falling due within one year

	2025	2024
	£	£
Payments received on account	9,000	-
Trade creditors	101	540
Other creditors	600,126	600,000
Accruals and deferred income	11,455	20,312
	<u>620,682</u>	<u>620,852</u>

Included within other creditors is a related party loan of £600,000 (2024: £600,000) from The George Elias Charitable Trust, a charity in which S Elias is a trustee.

### 15 Unrestricted funds

These are unrestricted funds which are material to the charity's activities made up as follows:

	At 6 April 2024	Incoming resources	Resources expended	At 5 April 2025
	£	£	£	£
General funds	<u>3,111,257</u>	<u>44,937</u>	<u>(28,084)</u>	<u>3,128,110</u>
Previous year:	At 6 April 2023	Incoming resources	Resources expended	At 5 April 2024
	£	£	£	£
General funds	<u>3,114,230</u>	<u>12,000</u>	<u>(14,973)</u>	<u>3,111,257</u>

### 16 Related party transactions

There were no further disclosable related party transactions during the year (2024 - £nil), other than those already disclosed in the accounts.