

**COMPANY REGISTRATION NUMBER: 05021088**  
**CHARITY REGISTRATION NUMBER: 1103485**

**The Grosvenor Foundation Limited**  
**Company Limited by Guarantee**  
**Unaudited Financial Statements**  
**For the year ended**  
**31 March 2025**

**The Grosvenor Foundation Limited**  
**Company Limited by Guarantee**  
**Financial Statements**  
**Year ended 31 March 2025**

---

	<b>Page</b>
Trustees' annual report (incorporating the director's report)	<b>1</b>
Independent examiner's report to the trustees	<b>4</b>
Statement of financial activities (including income and expenditure account)	<b>5</b>
Statement of financial position	<b>6</b>
Notes to the financial statements	<b>7</b>

---

**The Grosvenor Foundation Limited**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Director's Report)**  
**Year ended 31 March 2025**

---

The trustees, who are also the directors for the purposes of company law, present their report and the unaudited financial statements of the charity for the year ended 31 March 2025.

**REFERENCE AND ADMINISTRATIVE DETAILS**

<b>Registered charity name</b>	The Grosvenor Foundation Limited
<b>Charity registration number</b>	1103485
<b>Company registration number</b>	05021088
<b>Principal office and registered office</b>	27 Yew Tree Court Bridge Lane London NW11 0RA
<b>The Trustees</b>	Mrs M Arran Mr J A Ost Mrs L Ost
<b>Independent examiner</b>	Asher Sternlicht FCA Cohen Arnold New Burlington House 1075 Finchley Road London NW11 0PU

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Structure**

The charity is an incorporated entity, limited by guarantee, and established on 20th January 2004.

The charity has a wholly owned non-charitable subsidiary by the name of Edan Properties Limited (Company No. 00679455). Mr J A and Mrs L Ost are also Directors of the subsidiary company.

**Governance and management**

The charity is governed by its Memorandum and Articles of Association.

The Articles of Association provide for a minimum of three trustees. Were there a requirement for new trustees, these would be identified and appointed by the remaining trustees.

**Risk management**

The trustees have identified and reviewed the major risks to which the charity is exposed, in particular those relating to the operations and finances of the charity, and are satisfied that the systems are in place to manage those risks.

**The Grosvenor Foundation Limited**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Director's Report) *(continued)***  
**Year ended 31 March 2025**

---

**OBJECTIVES AND ACTIVITIES**

**Charitable objects**

The company is established to further those purposes for the public benefit as are exclusively charitable according to the laws of England and Wales as the trustees may determine and in particular, but not exclusively, the advancement of education, the relief of poverty and sickness, the relief of poverty and the advancement of the Jewish religion.

The company receives voluntary donations, which it utilises in the provision and distribution of grants and donations to organisations and institutions advancing the objects of the charity. The charity's principal activity throughout the year was the provision and distribution of donations and grants to those causes that fall within the objectives of the charities. No change is envisaged in the immediate future.

The Trustees confirm their compliance with the duty to have due regard to the public benefit guidance published by the Charity Commission when reviewing the charity's aims and objectives and in planning its future activities.

**Grant making policy**

Grants are made to charitable institutions and organisations which accord with the objects of the charity.

The trustees are approached for donations by a wide variety of charitable institutions operating all over England. The trustees consider all requests which they receive and make donations based on the level of funds available.

**ACHIEVEMENTS AND PERFORMANCE**

During the year the charity continued its philanthropic activities and its support of charitable with grants and donations totalling £74,570.

**FINANCIAL REVIEW**

The trustees consider the position of the charity to be satisfactory.

The charity's financial statements show a net deficit of £10,346 (2024: net deficit of £11,751) and total reserves of £2,858,109 (2024: £2,893,455). Voluntary income during the year amounted to £66,964. Total resources expended were £77,310.

The financial results of the charity's activities for the year to 31 March 2025 are fully reflected in the attached financial statements together with the notes thereon.

**Reserves policy**

The charity attempts to maintain sufficient reserves to meet the ever increasing demands on its funds from various charitable organisations.

**PLANS FOR FUTURE PERIODS**

The charity plans to continue the activities outlined above in the forthcoming years subject to satisfactory incoming resources.

**The Grosvenor Foundation Limited**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Director's Report) *(continued)***  
**Year ended 31 March 2025**

---

**SMALL COMPANY PROVISIONS**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The trustees' annual report was approved on 28 January 2026, and signed on behalf of the board of trustees by:

DocuSigned by:

JOSEPH OST

B7434D2FF318433...

Mr J A Ost  
Trustee

**The Grosvenor Foundation Limited**

**Company Limited by Guarantee**

**Independent Examiner's Report to the Trustees of The Grosvenor Foundation Limited**

**Year ended 31 March 2025**

---

I report to the trustees on my examination of the financial statements of The Grosvenor Foundation Limited ('the charity') for the year ended 31 March 2025.

**RESPONSIBILITIES AND BASIS OF REPORT**

As the trustees of the company (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 ('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 charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

**INDEPENDENT EXAMINER'S STATEMENT**

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

1. accounting records were not kept in respect of the 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 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 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 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.

Signed by:



Asher Sternlicht FCA

Cohen Arnold

Independent Examiner

New Burlington House

1075 Finchley Road

London

NW11 0PU

Date: 28 January 2026

**The Grosvenor Foundation Limited**  
**Company Limited by Guarantee**  
**Statement of Financial Activities**  
**(including income and expenditure account)**  
**Year ended 31 March 2025**

		2025		2024
		Unrestricted funds	Total funds	Total funds
	Note	£	£	£
<b>Income and endowments</b>				
Donations	5	66,875	66,875	18,250
Investment income	6	89	89	–
<b>Total income</b>		<u>66,964</u>	<u>66,964</u>	<u>18,250</u>
<b>Expenditure</b>				
Expenditure on charitable activities	7,8	(77,310)	(77,310)	(30,001)
<b>Total expenditure</b>		<u>(77,310)</u>	<u>(77,310)</u>	<u>(30,001)</u>
Revaluation of investments	10	(25,000)	(25,000)	200,000
<b>Net (expenditure)/income and net movement in funds</b>		<u>(35,346)</u>	<u>(35,346)</u>	<u>188,249</u>
<b>Reconciliation of funds</b>				
Total funds brought forward		2,893,455	2,893,455	2,705,206
<b>Total funds carried forward</b>		<u>2,858,109</u>	<u>2,858,109</u>	<u>2,893,455</u>

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

The notes on pages 7 to 13 form part of these financial statements.

**The Grosvenor Foundation Limited**  
**Company Limited by Guarantee**  
**Statement of Financial Position**  
**31 March 2025**

	Note	2025 £	2024 £
<b>Fixed assets</b>			
Investments	13	2,875,000	2,900,000
<b>Current assets</b>			
Cash at bank and in hand		26,792	8,785
<b>Creditors: amounts falling due within one year</b>	14	(37,436)	(7,721)
<b>Net current liabilities</b>		(10,644)	1,064
<b>Total assets less current liabilities</b>		2,864,356	2,901,064
<b>Creditors: amounts falling due after more than one year</b>	15	(6,247)	(7,609)
<b>Net assets</b>		2,858,109	2,893,455
<b>Funds of the charity</b>			
Unrestricted funds		2,858,109	2,893,455
<b>Total charity funds</b>	16	2,858,109	2,893,455

For the year ending 31 March 2025 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

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

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

These financial statements were approved by the board of trustees and authorised for issue on 28 January 2026, and are signed on behalf of the board by:

DocuSigned by:  
  
 B7434D2FF318433...  
 Mr J A Ost  
 Trustee

The notes on pages 7 to 13 form part of these financial statements.



**The Grosvenor Foundation Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements**  
**Year ended 31 March 2025**

---

**1. General information**

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is 27 Yew Tree Court, Bridge Lane, London, NW11 0RA.

**2. Statement of compliance**

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

**3. Accounting policies**

**Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

**Going concern**

There are no material uncertainties about the charity's ability to continue.

**Consolidation**

The charity is not required to prepare consolidated accounts in accordance with the Charities Act 2011, and has taken advantage of the option not to prepare consolidated financial statements contained in Section 398 of the Companies Act 2006 on the basis that the charity and its subsidiary undertakings comprise a small group.

**Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

**Fund accounting**

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

**The Grosvenor Foundation Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 31 March 2025**

---

**3. Accounting policies** *(continued)*

**Incoming resources**

All income is included in the statement of financial activities when entitlement has passed to the charity, it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured.

Income from donations or grants is recognised when there is evidence of unconditional entitlement to the gift, receipt is probable and its amount can be measured reliably. Donations represent voluntary amounts received during the year.

**Resources expended**

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

Expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.

**Investment in subsidiary undertaking**

Shareholdings acquired are included at market value; any surplus or deficit on revaluation is shown in the Statement of Financial Activities.

**Financial instruments**

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

**4. Limited by guarantee**

Every member undertakes to contribute such amount as may be required not exceeding £1 to the assets of the charity in the event of its being wound up while he or she is a member, or within one year after he or she ceases to be a member.

**The Grosvenor Foundation Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 31 March 2025**

**5. Donations**

	Unrestricted Funds £	<b>Total Funds 2025 £</b>	Unrestricted Funds £	Total Funds 2024 £
<b>Donations</b>				
Donations	66,875	<b>66,875</b>	18,250	18,250

Donations received includes £57,500 received from the subsidiary undertaking, and £7,500 from a related company. No conditions were attached to any of the donations.

**6. Investment income**

	Unrestricted Funds £	<b>Total Funds 2025 £</b>	Unrestricted Funds £	Total Funds 2024 £
Other interest receivable	89	<b>89</b>	—	—

**7. Expenditure on charitable activities by fund type**

	Unrestricted Funds £	<b>Total Funds 2025 £</b>	Unrestricted Funds £	Total Funds 2024 £
Grants paid	74,570	<b>74,570</b>	27,100	27,100
Support costs	2,740	<b>2,740</b>	2,901	2,901
	<u>77,310</u>	<u><b>77,310</b></u>	<u>30,001</u>	<u>30,001</u>

**8. Expenditure on charitable activities by activity type**

	Grant funding of activities £	Support costs £	<b>Total funds 2025 £</b>	Total fund 2024 £
Grants paid	74,570	—	<b>74,570</b>	27,100
Governance costs	—	2,740	<b>2,740</b>	2,901
	<u>74,570</u>	<u>2,740</u>	<u><b>77,310</b></u>	<u>30,001</u>

**The Grosvenor Foundation Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 31 March 2025**

**9. Analysis of grants**

	<b>2025</b> <b>£</b>
<b>Grants to institutions</b>	
Achisomoch Aid Company Limited	<b>25,000</b>
Ezer Bekovoid Limited	<b>17,000</b>
Lehachazikom UK	<b>10,000</b>
Mifal Tzedoko V'Chesed Limited	<b>10,000</b>
Other grants below £7,500	<b>12,570</b>
Total grants	<b><u>74,570</u></b>

All grants were made to institutions in the fields of Jewish religious education and the relief of poverty.

**10. Revaluation of investments**

	Unrestricted Funds £	<b>Total Funds 2025 £</b>	Unrestricted Funds £	Total Funds 2024 £
Revaluation of investments in group undertakings	<u>(25,000)</u>	<u><b>(25,000)</b></u>	<u>200,000</u>	<u>200,000</u>

**11. Staff costs**

The average head count of employees during the year was Nil (2024: Nil).

No employee received employee benefits of more than £60,000 during the year (2024: Nil).

**12. Trustee remuneration and expenses**

No remuneration or other benefits from employment with the charity or a related entity were received by the trustees.

**The Grosvenor Foundation Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 31 March 2025**

---

**13. Investments**

	<b>Shares in group undertakings £</b>
<b>Valuation</b>	
At 1 April 2024	<b>2,900,000</b>
Additions	—
Fair value movements	<b>(25,000)</b>
<b>At 31 March 2025</b>	<b><u>2,875,000</u></b>
<b>Impairment</b>	
At 1 April 2024 and 31 March 2025	—
<b>Carrying amount</b>	
<b>At 31 March 2025</b>	<b><u>2,875,000</u></b>
At 31 March 2024	<b><u>2,900,000</u></b>

All investments shown above are held at valuation.

**The Grosvenor Foundation Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 31 March 2025**

**13. Investments** *(continued)*

The charity holds the entire share capital of Edan Properties Limited (Company number 00679455), a company registered in England and Wales. The registered address of the subsidiary undertaking is 27 Yew Tree Court, London, NW11 0RD.

The historical cost of investments in shares in group undertaking is £217,171.

The fair value of the shares in the group undertaking is determined using the net assets of the subsidiary undertaking.

The aggregate assets, liabilities, capital and reserves of the subsidiary as at 31 March 2024 is as follows:

	2024
	£
Fixed assets	1,078,239
Current assets	2,111,711
Current liabilities	(1,226,875)
Non-current liabilities	(585,493)
Capital and reserves	<u>1,377,582</u>

A summary of turnover, expenditure and profit for the year ended 31 March 2024 is as follows:

	2024
	£
Turnover	299,283
Cost of sales	(77,856)
Administrative expenses	(107,151)
Interest payable	(71,569)
Taxation	(1,125)
Profit for the year	<u>41,582</u>

**14. Creditors: amounts falling due within one year**

	2025	2024
	£	£
Bank loans and overdrafts	1,285	1,285
Amounts owed to group undertakings	29,595	–
Accruals and deferred income	4,860	4,740
Other creditors	1,696	1,696
	<u>37,436</u>	<u>7,721</u>

**15. Creditors: amounts falling due after more than one year**

	2025	2024
	£	£
Bank loans and overdrafts	<u>6,247</u>	<u>7,609</u>

**The Grosvenor Foundation Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 31 March 2025**

**16. Analysis of charitable funds**

**Unrestricted funds**

	At 1 April 2024	Income	Expenditure	Gains and losses	At 31 March 2025
	£	£	£	£	£
General funds	<u>2,893,455</u>	<u>66,964</u>	<u>(77,310)</u>	<u>(25,000)</u>	<u>2,858,109</u>
	At 1 April 2023	Income	Expenditure	Gains and losses	At 31 March 2024
	£	£	£	£	£
General funds	<u>2,705,206</u>	<u>18,250</u>	<u>(30,001)</u>	<u>200,000</u>	<u>2,893,455</u>

**17. Analysis of net assets between funds**

	Unrestricted Funds	Total Funds 2025
	£	£
Investments	2,875,000	2,875,000
Current assets	26,792	26,792
Creditors less than 1 year	(37,436)	(37,436)
Creditors greater than 1 year	(6,247)	(6,247)
<b>Net assets</b>	<u>2,858,109</u>	<u>2,858,109</u>
	Unrestricted Funds	Total Funds 2024
	£	£
Investments	2,900,000	2,900,000
Current assets	8,785	8,785
Creditors less than 1 year	(7,721)	(7,721)
Creditors greater than 1 year	(7,609)	(7,609)
<b>Net assets</b>	<u>2,893,455</u>	<u>2,893,455</u>

**18. Related parties**

Other creditors falling due within one year represents an amount of £1,696 due to a company where the trustees of this charity are directors.

Amounts owed to group undertakings represents amounts owed to the subsidiary undertaking.

Additional related party information is included in note 5.