

**Charity Registration No. 1104484**

**Company Registration No. 05070736 (England and Wales)**

**THE HELPING FOUNDATION**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

# THE HELPING FOUNDATION

## LEGAL AND ADMINISTRATIVE INFORMATION

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<b>Trustees</b>	D Neuwirth B Stone A Weis R Weis S Weis
<b>Secretary</b>	B Stone
<b>Charity number</b>	1104484
<b>Company number</b>	05070736
<b>Registered office</b>	59 Kings Road Prestwich Manchester M25 0LQ
<b>Auditor</b>	Lopian Gross Barnett & Co 1st Floor, Cloister House Riverside New Bailey Street Manchester M3 5FS
<b>Bankers</b>	Barclays Bank 25 Cheetham Hill Road Manchester M4 4FL

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# THE HELPING FOUNDATION

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# THE HELPING FOUNDATION

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT AND STRATEGIC 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 have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's Memorandum and Articles of Association, 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)".

### **Aims, objectives and activities**

The charity's aims and objectives are the advancement of education according to the tenets of the Orthodox Jewish Faith; the advancement of the Orthodox Jewish Religion and the relief of poverty amongst the elderly or persons in need, hardship or distress in the Jewish Community.

The trustees measure the success of achieving the stated aims by the number and value of grants paid out for each objective.

The charity reviews its aims, objectives and activities each year. The review looks at what the charity achieved and the outcomes of its work in the previous 12 months. The review looks at the success of the key activities and the benefits the charity has brought to those groups of people it has set out to help. The review also helps the charity ensure its aims, objectives and activities remain focused on its stated purposes. The trustees have referred to the Charity Commissions general guidance on the public benefit when reviewing the the charity's aims and objectives and in planning future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives they have set.

### **Grant making policy**

The charity is funded by donations and investment income. The charity pays out grants in line with the above objects.

There were no grants paid to individuals during the year.

The charity has established its grant making policy to achieve its objects for the public benefit. The charity invites applications for funding to contribute towards projects that the trustees feel are appropriate for the charity's objectives.

The application of the funds by way of grants is to either institutions or individuals and is almost always to institutions.

The trustees consider they have met the public benefit test and outline these achievements below.

The trustees measure the success of achieving the stated aims by the number and value of grants paid out for each object. The grants paid out in the year are detailed in the notes to the accounts and the trustees consider they have met their aims successfully this year.

The trustees consider the shorter term aims to be similar to the longer term aims and assess the achievement of the charity in the same way.

### **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**

During the year the charity received £nil (2019: £1,757,293) of gifted investment properties that were retained to produce future income.

# THE HELPING FOUNDATION

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT AND STRATEGIC REPORT) (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2020

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The charity also recorded investment income receivable during the year amounting to £21,362,993 (2019: £21,896,115). The charity utilises all available surpluses for reinvestment in suitable property investments.

The charity also incurred costs including ground rents, insurance premiums, legal and professional fees etc amounting to £2,287,064 (2019: £1,568,871) as well as interest payable amounting to £2,444,192 (2019: £2,774,701).

The charity paid out £13,018,672 (2019: £8,987,528) by way of charitable donations and £117,301 (2019 - £60,111) in support and governance costs. These grants and direct activities were made in line with the stated objects of the charity and are for educational, relief of poverty or communal purposes.

All charitable donations were made to institutions in the year. The following material donations made by the charity with the remainder of the charitable donations available on request from the charity's head office; Lehachzikom £3.17m, British friends of Ezrat Yisrael Kiryat Sefer £5.28m and RNH Synagogue & College Limited £1.08m. The donations made were towards the advancement of education according to the tenets of the Orthodox Jewish Faith; the advancement of the Orthodox Jewish Religion and the relief of poverty amongst the elderly or persons in need, hardship or distress in the Jewish Community, as stated in the charity's objectives.

The charity incurred governance costs comprising professional fees.

Most office costs are borne by a local benefactor and the trustees wish to record their appreciation to the benefactor for the free use of their offices.

During the year the charity disposed of 2 (2019: 2) investment properties. The details of these transactions can be found in the notes to the accounts. The realised gain on the disposal of these investment properties amounted to £1,250,340 (2019: £5,756,797).

The trustees revalued the investment properties of the charity during the year for fair value purposes. The gain as a result of this revaluation amounted to £8,631,874 (2019: £12,959,565).

There were no material fundraising costs during the year.

There was an overall net increase in funds for the year amounting to £13,377,978 (2019: £28,978,559).

The investments of the charity have performed reasonably well in the year.

The Trustees consider this acceptable when compared with returns available on deposits in any of the banking institutions. These property investment returns are not at the expense of any exposure of loan to value covenants that would put these investments at risk.

#### **Financial review**

The trustees feel the year was another excellent one in terms of donations, investment income receivable and gains made by the charity. The trustees are delighted to have made many valuable contributions to other charities and the local community and hope to be able to do so for many years to come.

The unrestricted funds represent funds arising from past operating results since the charity's commencement.

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a suitable level that enables them to manage the the investments of the charity whilst maintaining appropriate grant payment levels and not compromising the cash flow of the charity. The reserves will in addition be used for loan repayments over the next twelve months.

# THE HELPING FOUNDATION

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT AND STRATEGIC REPORT) (CONTINUED)

**FOR THE YEAR ENDED 31 DECEMBER 2020**

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The reserves stand at £351,873,094 all of which are unrestricted with none of these funds committed to any expenses other than stated above.

The company holds various property investments within the United Kingdom. The trustees feel that the investments have performed well in the year and have generated the charity sufficient returns to maintain the level of donations in has made in line with its objectives. The company is well placed to take advantage of any potential capital growth within its property portfolio.

The Trustees have assessed the major risks to which the charity is exposed, in particular those related to the operations and finances of the Trust. These risks include macro economic factors governing the whole economy that could expose tenants and thereby put the value of the investment properties at risk with the associated knock on effect with lenders covenants. Additionally, the charity may be exposed to interest rate increases with reference to loans and their repayment. The charity retains an appropriate level of cash reserve to provide flexibility in managing finance risk of its portfolio.

Other risks faced by the Trust include operational risks from ineffective grant making. These risks are managed by the Trustees researching potential beneficiaries before granting donations.

Report back and review procedures strengthen these safeguards to ensure public benefit is achieved from all grants paid out.

The Trustees are satisfied that systems are in place to manage the exposure to the above major risks.

The trustees plan to continue donating and investing to raise funds for projects in line with the Memorandum & Articles of Association and pursue those objectives and projects with all the resources available to the charity.

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

The charity is a company limited by guarantee, which was incorporated on 11 March 2004 and registered as a charity on 22 June 2004. The charity's company number is 05070736 and its charity number is 1104484. 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. In the event of the company being wound up members are required to contribute an amount not exceeding £10.

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:

D Neuwirth

B Stone

A Weis

R Weis

S Weis

Appointment of other Trustees is at the discretion of the existing Trustees and the need for training will be assessed at such time when a new appointment is to be made.

The day to day affairs of the charity are undertaken by Mr B. Stone on behalf of the trustees.

### **Auditor**

Lopian Gross Barnett & Co were appointed as auditor to the company and a resolution proposing that they be re-appointed will be put at a General Meeting.

### **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.

# THE HELPING FOUNDATION

## TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT AND STRATEGIC REPORT) (CONTINUED)

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

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The trustees' report, including the strategic report, was approved by the Board of Trustees.

**D Neuwirth**

Trustee

Dated: 17 September 2021

# THE HELPING FOUNDATION

## STATEMENT OF TRUSTEES' RESPONSIBILITIES

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

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The trustees, who are also the directors of The Helping Foundation for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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



# THE HELPING FOUNDATION

## INDEPENDENT AUDITOR'S REPORT

### TO THE TRUSTEES OF THE HELPING FOUNDATION

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#### Opinion

We have audited the financial statements of The Helping Foundation (the 'charitable company') for the year ended 31 December 2020 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and the notes to the 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 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 charitable company 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.

#### Emphasis of matter

We draw your attention to the investment property note in the financial statements which describes the valuations determined by the directors in arriving at the fair values of its property assets as at 31 December 2020. Given that state of the market and taking into account any COVID-19 impact, there is material uncertainty in respect of any impact these factors may have on valuations. The directors remain confident that the 31 December 2020 valuations remain appropriate.

Our opinion is not modified in respect of this matter.

#### 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.

# THE HELPING FOUNDATION

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

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### Other information

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. 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.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

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 trustee's report, which includes the directors' report and the strategic 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 strategic report and the directors' report included within the trustees' report have been prepared in accordance with applicable legal requirements.

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

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

### 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.

# THE HELPING FOUNDATION

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

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Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, 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:

- We obtained an understanding of laws and regulations that affect the entity, focusing on those that had a direct effect on the financial statements or that had a fundamental effect on its operations.
- Where considered necessary we enquired of the those charged with governance, reviewed correspondence and reviewed meeting minutes for evidence of non-compliance with relevant laws and regulations.
- We gained an understanding of the controls environment which includes the controls in place to prevent and detect fraud. We enquired of the those charged with governance about any incidences of fraud that had taken place during the accounting period.
- The risk of fraud and non-compliance with laws and regulations and fraud was discussed within the audit team and tests were planned and performed to address these risks.
- We reviewed financial statements disclosures to assess compliance with relevant laws and regulations.
- We enquired of those charged with governance about actual and potential litigation and claims.
- We performed analytical procedures to identify any unusual or unexpected relationships that might indicate risks of material misstatement due to fraud.
- In addressing the risk of fraud due to management override of internal controls we tested the appropriateness of journal entries and assessed whether the judgements made in making accounting estimates were indicative of a potential bias.

Due to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing fraud or non-compliance with laws and regulations and cannot be expected to detect all fraud and non-compliance with laws and regulations.

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.

# **THE HELPING FOUNDATION**

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

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### **Use of our report**

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to charitable company's members 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 charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

**Jason Selig BA ACA CTA DChA (Senior Statutory Auditor)**  
**for and on behalf of Lopian Gross Barnett & Co**

30 September 2021

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

1st Floor, Cloister House  
Riverside  
New Bailey Street  
Manchester  
M3 5FS

# THE HELPING FOUNDATION

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2020

	Notes	Unrestricted funds 2020 £	Unrestricted funds 2019 £
<b><u>Income from:</u></b>			
Donations and legacies	3	-	1,757,293
Investments	4	21,362,993	21,896,115
<b>Total income</b>		21,362,993	23,653,408
<b><u>Expenditure on:</u></b>			
Property holding costs	6	4,731,256	4,343,572
Charitable activities	5	13,135,973	9,047,639
<b>Total resources expended</b>		17,867,229	13,391,211
Net gains on investments	11	9,882,214	18,716,362
<b>Net income for the year/ Net movement in funds</b>		13,377,978	28,978,559
Fund balances at 1 January 2020		338,495,116	309,516,557
<b>Fund balances at 31 December 2020</b>		351,873,094	338,495,116

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

All income and expenditure derive from continuing activities.

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

# THE HELPING FOUNDATION

## BALANCE SHEET

AS AT 31 DECEMBER 2020

	Notes	2020 £	£	2019 £	£
<b>Fixed assets</b>					
Investment properties	12	416,283,094		426,233,007	
<b>Current assets</b>					
Debtors	13	3,074,665		2,273,856	
Cash at bank and in hand		12,498,766		15,854,840	
		<u>15,573,431</u>		<u>18,128,696</u>	
<b>Creditors: amounts falling due within one year</b>	15	<u>(11,301,937)</u>		<u>(22,448,602)</u>	
Net current assets/(liabilities)		4,271,494		(4,319,906)	
<b>Total assets less current liabilities</b>		420,554,588		421,913,101	
<b>Creditors: amounts falling due after more than one year</b>	16	(68,681,494)		(83,417,985)	
<b>Net assets</b>		<u>351,873,094</u>		<u>338,495,116</u>	
<b>Income funds</b>					
Unrestricted funds		351,873,094		338,495,116	
		<u>351,873,094</u>		<u>338,495,116</u>	

The financial statements were approved by the Trustees on 17 September 2021

D Neuwirth  
Trustee

Company Registration No. 05070736

# THE HELPING FOUNDATION

## STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2020

	Notes	2020 £	£	2019 £	£
<b>Cash flows from operating activities</b>					
Cash absorbed by operations	20	(28,921,982)		(7,719,043)	
<b>Investing activities</b>					
Purchase of investment property		(657,225)		(20,217,171)	
Proceeds on disposal of investment property		20,489,352		17,114,389	
Repayment of investment loans and receivables		7,756		(51,330)	
Interest and rent received from investments		21,362,993		21,896,115	
<b>Net cash generated from investing activities</b>		41,202,876		18,742,003	
<b>Financing activities</b>					
Repayment of bank loans		(15,636,968)		(5,790,132)	
<b>Net cash used in financing activities</b>		(15,636,968)		(5,790,132)	
<b>Net (decrease)/increase in cash and cash equivalents</b>		(3,356,074)		5,232,828	
Cash and cash equivalents at beginning of year		15,854,840		10,622,012	
<b>Cash and cash equivalents at end of year</b>		12,498,766		15,854,840	

# THE HELPING FOUNDATION

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

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### 1 Accounting policies

#### Charity information

The Helping Foundation is a public benefit entity and a private company limited by guarantee, incorporated in England and Wales and a registered charity in England & Wales. The registered office is 59 Kings Road, Prestwich, Manchester, M25 0LQ.

#### 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 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 to include investment properties and certain financial instruments 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 Income

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.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

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.

#### 1.5 Expenditure

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 the 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.



# THE HELPING FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2020

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#### 1 Accounting policies

(Continued)

##### 1.6 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in income and expenditure.

##### 1.7 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.

##### 1.8 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.

##### **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.

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.

# THE HELPING FOUNDATION

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

### 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.

The property valuations are considered a material estimate and are dealt with in more detail in note 12.

### 3 Donations and legacies

	<b>Total Unrestricted funds</b>	
	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Gifted property	-	1,757,293
	<u>          </u>	<u>          </u>

### 4 Investments

	<b>Unrestricted funds</b>	<b>Unrestricted funds</b>
	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Rental income	21,350,667	21,837,418
Interest receivable	12,326	58,697
	<u>          </u>	<u>          </u>
	<u>21,362,993</u>	<u>21,896,115</u>

### 5 Charitable activities

	<b>Unrestricted funds</b>	<b>Unrestricted funds</b>
	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Charitable grants to institutions	13,018,672	8,987,528
Share of support costs (see note 7)	87,301	30,111
Share of governance costs (see note 7)	30,000	30,000
	<u>          </u>	<u>          </u>
	<u>13,135,973</u>	<u>9,047,639</u>

# THE HELPING FOUNDATION

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

### 6 Property holding costs

	Unrestricted funds 2020 £	Unrestricted funds 2019 £
Ground rents, insurance premiums, legal and professional fees etc	2,287,064	1,568,871
Interest payable	2,444,192	2,774,701
	<u>4,731,256</u>	<u>4,343,572</u>

### 7 Support costs

	Support costs £	Governance costs £	2020 £	Support costs £	Governance costs £	2019 £
Support costs	87,301	-	87,301	30,111	-	30,111
Audit fees	-	25,000	25,000	-	25,000	25,000
Accountancy	-	5,000	5,000	-	5,000	5,000
	<u>87,301</u>	<u>30,000</u>	<u>117,301</u>	<u>30,111</u>	<u>30,000</u>	<u>60,111</u>
Analysed between Charitable activities	<u>87,301</u>	<u>30,000</u>	<u>117,301</u>	<u>30,111</u>	<u>30,000</u>	<u>60,111</u>

### 8 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 paid/reimbursed to the Trustees by the Charity in the year.

### 9 Auditor's remuneration

The analysis of auditor's remuneration is as follows:

<b>Fees payable to the auditor:</b>	<b>2020 £</b>	<b>2019 £</b>
Audit of the annual accounts	25,000	25,000
<b>Non-audit services</b>		
All other non-audit services	<u>5,000</u>	<u>5,000</u>

# THE HELPING FOUNDATION

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

### 10 Employees

The average monthly number of employees during the year was:

	2020 Number	2019 Number
Total	-	-

No employees received any benefits of more than £60,000 in the year (2019 - £nil).

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

	Unrestricted funds 2020 £	Unrestricted funds 2019 £
Revaluation of investment properties	8,631,874	12,959,565
Gain/(loss) on sale of investment properties	1,250,340	5,756,797
	<u>9,882,214</u>	<u>18,716,362</u>

### 12 Investment property

	2020 £
<b>Fair value</b>	
At 1 January 2020	426,233,007
Additions through acquisitions and gifts	657,225
Disposals	(19,239,012)
Net gains or losses through fair value adjustments	8,631,874
At 31 December 2020	<u>416,283,094</u>

The fair value of the investment properties has been arrived at on the basis of a numerous valuations carried out by Chartered Surveyors, who are not connected with the company. Where external valuations are not available the properties have been valued by Mr A. Weis and Mr S. Weis, trustees who have extensive experience within the property sector. Methods adopted include comparing property values to similar properties and the assessment of comparable rental yields. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

Given that state of the market and taking into account any COVID-19 impact, there is material uncertainty in respect of any impact these factors may have on valuations. The directors remain confident that the 31 December 2020 valuations remain appropriate.

# THE HELPING FOUNDATION

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

### 13 Debtors

	2020 £	2019 £
<b>Amounts falling due within one year:</b>		
Trade debtors	1,496,334	1,073,080
Other debtors	755,844	224,070
Prepayments and accrued income	822,487	976,706
	<u>3,074,665</u>	<u>2,273,856</u>

### 14 Loans and overdrafts

	2020 £	2019 £
Bank loans	<u>71,138,473</u>	<u>86,775,441</u>
Payable within one year	2,456,979	3,357,456
Payable after one year	<u>68,681,494</u>	<u>83,417,985</u>
Amounts included above which fall due after five years:		
Payable other than by instalments	<u>13,067,500</u>	<u>14,267,500</u>

The long-term loans are secured by fixed charges over the investment properties of the charity.

The charity has multiple loans across a range of banks, with interest rates being based on a mixture of % above Base rates and Libor rates.

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

	Notes	2020 £	2019 £
Bank loans	14	2,456,979	3,357,456
Other taxation and social security		606,949	746,241
Trade creditors		2,157,413	1,012,410
Other creditors		933,313	11,694,818
Accruals and deferred income		5,147,283	5,637,677
		<u>11,301,937</u>	<u>22,448,602</u>

The bank loans are secured by fixed charges over the investment properties of the charity.

# THE HELPING FOUNDATION

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

### 16 Creditors: amounts falling due after more than one year

	Notes	2020 £	2019 £
Bank loans	14	68,681,494	83,417,985

The long-term loans are secured by fixed charges over the investment properties of the charity.

### 17 Unrestricted funds - designated

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

	Movement in funds				
	Balance at 1 January 2020	Incoming resources	Resources expended	Revaluations, gains and losses	Balance at 31 December 2020
	£	£	£	£	£
Unrestricted funds	338,495,116	21,362,993	(17,867,229)	9,882,214	351,873,094

# THE HELPING FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2020

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#### 18 Related party transactions

A.W. Charitable Trust, which is connected to trustee Mr A Weis, owed the charity £47,673 (2019: £47,673) as at the year end. The loan is repayable on demand and no interest was charged in the year with no security on the debt.

Combined Property Control, which is connected to trustee Mr A Weis, was owed £508,359 (2019: £2,679,005) by the charity as at the year end. The loan was fully repaid at the balance sheet date and no interest was charged in the year.

Newshaw Ltd, which is connected to trustee Mr A Weis, was owed £nil (2019: £426,000) by the charity as at the year end. The loan was fully repaid at the balance sheet date and no interest was charged in the year.

Lasington Ltd, which is connected to trustee Mr A Weis, was owed £nil (2019: £2,630,000) by the charity as at the year end. The loan was fully repaid at the balance sheet date and no interest was charged in the year.

Acresbrook Ltd, which is connected to trustee Mr A Weis, was owed £nil (2019: £120,000) by the charity as at the year end. The loan was fully repaid at the balance sheet date and no interest was charged in the year.

Carcroft properties Ltd, which is connected to trustee Mr A Weis, was owed £nil (2019: £190,000) by the charity as at the year end. The loan is repayable on demand and no interest was charged in the year with no security on the debt.

Knox Road (Car Park) Ltd, which is connected to trustee Mr A Weis, was owed £nil (2019: £3,520,000) by the charity as at the year end. The loan was fully repaid at the balance sheet date and no interest was charged in the year.

Torland Ltd, which is connected to trustee Mr A Weis, was owed £nil (2019: £1,000,000) by the charity as at the year end. The loan was fully repaid at the balance sheet date and no interest was charged in the year.

Andy Williams (Builders) Ltd, which is connected to trustee Mr A Weis, was owed £nil (2019: £700,000) by the charity as at the year end. The loan was fully repaid at the balance sheet date and no interest was charged in the year.

RNH Synagogue & College Ltd, which is connected to trustee Mr D Neuwirth, owed the charity £nil (2019: £nil) as at the year end. The loan has been fully repaid at the balance sheet date and no interest was charged in the year. During the year charitable donations of £1,080,000 have been made to the charity.

NewMarston Ltd, which is connected to trustee Mr D Neuwirth, owed the charity £520,902 (2019: £410,575) as at the year end. The loan is repayable on demand and no interest was charged in the year with no security on the debt.

British friends of Ezrat Yisrael Kiryat Sefer, which is connected to trustee Mr D Neuwirth, was owed £147,811 (2019: £147,811) by the charity as at the year end. The loan is repayable on demand and no interest was charged in the year with no security on the debt. During the year charitable donations of £5,287,000 was made to the charity.

During the year, there were no properties gifted to the charity.

# THE HELPING FOUNDATION

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

### 19 Covid-19

The trustees have closely monitored the Government guidance in response to the Covid-19 Pandemic and have implemented measures in line with the Governmental guidelines. The trustees have assessed the impact of Covid-19 on the company and conclude that there are no items resulting from the Covid-19 Pandemic which require disclosure at the balance sheet date.

20 Cash generated from operations	2020 £	2019 £
Surplus for the year	13,377,978	28,978,559
Adjustments for:		
Investment income recognised in statement of financial activities	(21,362,993)	(21,896,115)
Gain on disposal of investment property	(1,250,340)	(5,756,797)
Fair value gains and losses on investment properties	(8,631,874)	(12,959,565)
Movements in working capital:		
(Increase)/decrease in debtors	(808,565)	7,134,474
(Decrease) in creditors	(10,246,188)	(3,219,599)
<b>Cash absorbed by operations</b>	<b>(28,921,982)</b>	<b>(7,719,043)</b>

### 21 Analysis of changes in net (debt)/funds

	At 1 January 2020 £	Cash flows £	At 31 December 2020 £
Cash at bank and in hand	15,854,840	(3,356,074)	12,498,766
Loans falling due within one year	(3,357,456)	900,477	(2,456,979)
Loans falling due after more than one year	(83,417,985)	14,736,491	(68,681,494)
	<u>(70,920,601)</u>	<u>12,280,894</u>	<u>(58,639,707)</u>