

SF FOUNDATION

England & Wales · Charity number 1105843

Details

Other names SF FOUNDATION LTD

Status Registered

Legal form Charitable company

Company number [05213113](#)

Registered 2004-09-13

Register [View on the Charity Commission register](#)

Contact

Address 143 Upper Clapton Road
London
E5 9DB

Phone 02088025492

Email sffoundation143@gmail.com

Activities

Objects: (I) THE ADVANCEMENT AND FURTHERANCE OF THE JEWISH RELIGION AND JEWISH RELIGIOUS EDUCATION AND THE ALLEVIATION OF POVERTY AMONG THE JEWISH COMMUNITY THROUGHOUT THE WORLD;(II) OTHER CHARITABLE ACTIVITIES THAT THE TRUSTEES MAY FROM TIME TO TIME DETERMINE.

Activities: The objects of the charity are:i) the advancement and furtherance of the Jewish Religion and Jewish Religious education and the alleviation of poverty among the Jewish community throughout the world.ii) other charitable activities that the trustees may from time to time determine.

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations
- **What:** General Charitable Purposes, Education/training, The Advancement Of Health Or Saving Of Lives, Disability, The Prevention Or Relief Of Poverty, Overseas Aid/famine Relief, Religious Activities, Arts/culture/heritage/science, Amateur Sport, Human Rights/religious Or Racial Harmony/equality Or Diversity, Recreation, Other Charitable Purposes
- **Who:** Children/young People, Elderly/old People, People With Disabilities, People Of A Particular Ethnic Or Racial Origin, Other Charities Or Voluntary Bodies, Other Defined Groups, The General Public/mankind

Geography

- **Area of benefit:** NOT DEFINED. IN PRACTICE ISRAEL AND USA
- Israel
- Switzerland
- United States

Finances

Period end	Income	Expenditure	Assets	Employees
2025-01-31	£7,713,859	£5,087,383	£42,745,628	0
2024-01-31	£4,049,493	£7,324,907	£39,090,837	0
2023-01-31	£6,268,616	£4,637,049	£42,330,222	0
2022-01-31	£913,861	£3,673,934	£41,549,764	0
2021-01-31	£4,556,674	£2,926,627	£45,089,299	0

Trustees

Name	Role	Appointed
RIVKA NIEDERMAN	Chair	
HANNAH LIPSCHITZ		
MIRIAM SCHREIBER		

SF FOUNDATION

England & Wales - Charity number 1105843

Accounts

COMPANY REGISTRATION NUMBER: 05213113

CHARITY REGISTRATION NUMBER: 1105843

S F Foundation
Company Limited by Guarantee
Financial Statements
31 January 2025

COHEN ARNOLD
Chartered accountants & statutory auditor
New Burlington House
1075 Finchley Road
LONDON
NW11 0PU

S F Foundation
Company Limited by Guarantee
Financial Statements
Year ended 31 January 2025

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S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report)
Year ended 31 January 2025

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

Reference and administrative details

Registered charity name	S F Foundation
Charity registration number	1105843
Company registration number	05213113
Principal office and registered office	143 Upper Clapton Road London E5 9DB
The trustees	Hannah Lipschitz Rifka Niederman Miriam Schreiber
Company secretary	Rifka Niederman
Auditor	Cohen Arnold Chartered accountants & statutory auditor New Burlington House 1075 Finchley Road LONDON NW11 0PU
Bankers	HSBC Bank Plc 39 High Street Ashford Kent TN24 8TG
Solicitors	Lopian Wagner Solicitors Maybrook House 40 Black Friars Street Manchester M3 2EG

S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report) *(continued)*
Year ended 31 January 2025

Structure, governance and management

Governing document

The charity is a company limited by guarantee and as such, its governing documents are its Memorandum and Articles of Association.

Organisation

The charity is administered by the Trustees. The Articles of Association of the charity do not require the Trustees to retire by rotation.

The day to day affairs of the charity are administered by the Trustees, the chairperson of which is Mrs R Niederman.

All Trustees give of their time voluntarily and no benefits or expenses were paid to them in the year.

Appointment Training and Recruitment of Trustees

As set out in the Articles of Association the number of trustees shall be not less than three but shall not be subject to any maximum.

The charity may by ordinary resolution appoint a person who is willing to act to be a trustee either to fill a vacancy or as an additional trustee. A trustee shall cease to hold office by virtue of Article 35 of the Articles of Association.

It is not currently the intention of the trustees of the charity to appoint new trustees. Should the situation change in the future, the trustees will apply suitable recruitment and training procedures.

The quorum for the transaction of the business of the trustees may be fixed by the trustees but shall not be less than the majority of their number or two trustees, whichever is the greater.

None of the trustees have any beneficial interest in the charity.

Risk management

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

Financial risk management and policies

The charity holds or issues financial instruments in order to achieve three main objectives being:

- a) to finance its operations
- b) to manage its exposure to interest and currency risks arising from operations and from its sources of finance; and
- c) to generate funds.

In addition various financial instruments (e.g. trade debtors, trade creditors, accruals and prepayments) arise directly from the charity's operations.

S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report) *(continued)*
Year ended 31 January 2025

Risk management (cont'd)

Credit risks

The charity monitors credit risk closely and considers that its current policies of credit risk checks meet its objectives of managing exposure to credit risk.

The charity has no significant concentrations of credit risks. Amounts shown in the balance sheet represent the maximum credit exposure in the event other parties fail to perform their obligations under the financial instruments.

The principal risks to which the charity is exposed are:

- a) Liabilities arising from property investment activity
- b) Tenant defaults
- c) Damage to property from flood, fire or terrorist action
- d) The availability of liquid funds to make grants and donations
- e) Macroeconomics and political uncertainty including the potential for a prolonged period of higher interest rates and geopolitical risks
- f) The economic cycle generally

The charity seeks to manage or mitigate such risks wherever possible through measures including insurance, tenant screening and monitoring, rigorous reviews of acquisition and investment opportunities, external expert advice, monitoring cash and regular monitoring of the economic outlook. It is recognised that systems can only provide reasonable but not absolute assurance that major risks have been adequately managed.

Objectives and activities

Objects

The objects of the charity are:

- i) the advancement and furtherance of the Jewish Religion and Jewish Religious education and the alleviation of poverty among the Jewish community throughout the world.
- ii) other charitable activities that the trustees may from time to time determine.

Aims, objectives and activities for public benefit

The trustees confirm that they have referred to the guidance contained in the Charity's Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities and setting the grant making policy for the year.

The charity was set up to support the activities of religious Jewish organisations especially in the field of education. The trustees identify institutions and organisations which meet its criteria and regularly support a number of these institutions and organisations, both in England and abroad.

S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report) *(continued)*
Year ended 31 January 2025

(continued)

Aims, objectives and activities for public benefit (cont'd)

The charity is also supportive of organisations which are solely committed to the relief of poverty. Such organisations assist needy Jewish families financially and through the distribution of basic necessities. The trustees continued their support of those organisations deemed to promote the objects of the charity.

During the year, the charity made donations to institutions in accordance with the charity's objects for advancement of education and relief of poverty. These activities were undertaken for public benefit to further the charity's objectives.

Grant making policy

Grants and donations 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 in the United Kingdom and abroad. The Trustees consider all requests which they receive and make donations based on the level of funds available.

In making Grants and Donations, the Trustees use their personal knowledge of the relevant Institutions, their representatives, operational efficiency and reputation. The Trustees monitor the application of the Grants and Donations by meeting with representatives of the Institutions and obtaining information as to the utilisation of funds.

Investment powers and policy

In accordance with the Memorandum and Articles of Association, the charity has the power to make any investments which the trustees see fit. The trustees regularly review the charity's position and needs in respect of the investment policy.

Reserves policy

It is the policy of the charity to maintain unrestricted funds, which are the free reserves of the charity, at a level which the trustees think appropriate after considering the future commitments of the charity and the likely administrative costs of the charity for the next year. The trustees have assessed both the risks that their charity faced and the charity's ability to manage their financial impact. As at 31 January 2025 the charity had total reserves of £42.7m (2024: £39.1m). Total reserves as stated in Note 21 was £42.7m (2024: £39.1m) of which £7.4m (2024: £8.3m) relates to revaluation reserves. The composition of this reserve is as shown in Note 21. By its very nature the element of unrestricted reserves represented by the revaluation surplus of investment in fixed assets is not readily available for distribution. The Trustees have adopted a policy that tries to ensure the continuing ability of the charity to meet its objectives. A proportion of reserves are to be invested to generate income at a level, such that the ever-increasing calls on the charity can be met by self-generated income. The level of reserves is under continuous strategic review.

Fixed assets

The movements in fixed assets are fully reflected in the notes 15 and 16 to the financial statements.

S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report) *(continued)*
Year ended 31 January 2025

(continued)

Investments

The charity's investment properties are held by Alexandra Swansea Limited, Alta Investments Limited, Bercy Limited, Chester Beech Limited, Dalmeny Properties Limited, Fender Limited, Finestrand Limited, Honeycrown Properties Limited, Leafy Investments Limited, Letaher Limited, Midos London Limited, Morstar Investments Limited, Pearcorn Limited, Pitry Limited, Singlevalley Limited, SF Residential Limited and Tamlink Limited, all of which act as bare trustees. The income and expenditure arising from these property investments are reflected in these financial statements. Investment properties are included in the financial statements at trustees' valuation; in accordance with the Charities SORP FRS 102. All the trustees have experience in the field of property valuation.

Strategic report

The following sections for achievements and performance and financial review form the strategic report of the charity.

Achievements and performance

During the year the charity continued its activities and maintained its support of religious educational and other charitable institutions in England and abroad.

Financial review

The charity is dependent on income from voluntary donations and investments as stated in note 5 and note 6 of the financial statements. The charity's incoming resources have increased to £7.7m (2024: £4.0m) which was mainly due to associated rental income of £2.6m in respect of a new property investment during the year. Expenditure on investment management costs and charitable activities were lower at £5.1m (2024: £7.3m). The decreased expenditure was due to lower charitable donations paid of £2.7m (2024: £5.5m) and £0.7m increase was attributable mainly to interest payable on a new loan raised in the year to finance new property acquisition. The net income for the year was £2.6m (2024: £3.2m-net expenditure) and total reserves was £42.8m (2024: £39.1m).

Key Performance Indicators

The Trustees monitor the charity's performance against the strategic objectives on a regular basis. Performance is assessed against the strategy and expectations using financial and non-financial indicators. The key financial performance indicators used by the charity are as follows:

	2025	2024
	£	£
Grants and donations paid	2,663,595	5,461,426
Net investment income	3,229,052	960,134
Net gains on investments	1,028,315	36,029
Net movement in funds-surplus/(deficit)	3,654,791	(3,239,385)
Total Funds	42,745,628	39,090,837

Going Concern

There are no material uncertainties about the charity's ability to continue as a going concern.

S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report) *(continued)*
Year ended 31 January 2025

Plans for future periods

The charity plans continuing the activities outlined above in the coming years subject to incoming resources being maintained at a satisfactory level. It is the trustees aim to ensure future income stream by the acquisition of investments, the income of which will reduce its dependence on voluntary donations.

Trustees' responsibilities statement

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

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

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and 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.

Auditor

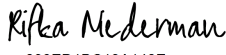
Each of the persons who is a trustee at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the charity's auditor is unaware; and
- they have taken all steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

The auditor is deemed to have been re-appointed in accordance with section 487 of the Companies Act 2006.

S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report) *(continued)*
Year ended 31 January 2025

The trustees' annual report and the strategic report were approved on 27/11/2025 and signed on behalf of the board of trustees by:

DocuSigned by:

899ED1BC13A148E...
Rifka Niederman
Trustee

S F Foundation
Company Limited by Guarantee
Independent Auditor's Report to the Members of S F Foundation
Year ended 31 January 2025

Opinion

We have audited the financial statements of S F Foundation (the 'charity') for the year ended 31 January 2025 which comprise the statement of financial activities (including income and expenditure account), statement of financial position, statement of cash flows and the related notes, 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 FRS 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 charity's affairs as at 31 January 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- 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.

S F Foundation
Company Limited by Guarantee
Independent Auditor's Report to the Members of S F Foundation *(continued)*
Year ended 31 January 2025

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. 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 the audit:

- the information given in the trustees' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- 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 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.

S F Foundation
Company Limited by Guarantee
Independent Auditor's Report to the Members of S F Foundation *(continued)*
Year ended 31 January 2025

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors for the purposes 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 charity 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:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the company through discussion with the management and identified which were most significant with respect to the financial statements. We identified Companies Act 2006 (including associated regulations), Charities Act 2011, Charities SORP (FRS 102), Financial Reporting Standard 102, Taxation Laws and Regulations, The Landlord and Tenant Act and Health & Safety Regulations as being most significant to these financial statements. We communicated these identified frameworks amongst our audit team and remained alert to any indications of non-compliance throughout the audit. We ensured that the engagement team had sufficient competence and capability to identify or recognise non-compliance with laws and regulations.
- We discussed with the directors and senior management the policies and procedures regarding compliance with these legal and regulatory frameworks.
- We assessed the susceptibility of the company's financial statements to material misstatement, including how fraud might occur, by reviewing the company's identified risks and enquiry with the directors and senior management during the planning and finalisation phases of our audit and by using proprietary disclosure checklists. The susceptibility to such material misstatement was determined to be low.

S F Foundation
Company Limited by Guarantee
Independent Auditor's Report to the Members of S F Foundation *(continued)*
Year ended 31 January 2025

- Based on this understanding we designed our audit procedures to identify non-compliance with the identified legal and regulatory frameworks, which were part of our procedures on the related financial statement items. Our procedures included reviewing the company's internal controls policies and procedures, reviewing the minutes of board meetings and correspondence with regulatory bodies including HM Revenue & Customs, testing transactions outside the normal course of the business and journal entries, and discussions with the directors and senior management.

Owing 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, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, 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 non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

S F Foundation
Company Limited by Guarantee
Independent Auditor's Report to the Members of S F Foundation *(continued)*
Year ended 31 January 2025

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the charity'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 the charity's members those matters we are required to state to them in an auditor's 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 members as a body, for our audit work, for this report, or for the opinions we have formed.

Signed by:



Moshe Broner-Cohen (Senior Statutory Auditor)

For and on behalf of
Cohen Arnold
Chartered accountants & statutory auditor
New Burlington House
1075 Finchley Road
LONDON
NW11 0PU

27/11/2025

S F Foundation
Company Limited by Guarantee
Statement of Financial Activities
(including income and expenditure account)
Year ended 31 January 2025

		2025	2024
	Note	Unrestricted funds £	Total funds £
Income and endowments			
Donations and legacies	5	2,206,020	1,309,290
Investment income	6	5,507,839	2,740,203
Total income		<u>7,713,859</u>	<u>4,049,493</u>
Expenditure			
Expenditure on raising funds:			
Investment management costs	7	(2,278,787)	(1,780,069)
Expenditure on charitable activities	8,9	(2,808,596)	(5,544,838)
Total expenditure		<u>(5,087,383)</u>	<u>(7,324,907)</u>
Net gains on investments	11	479,263	36,029
Net income/(expenditure)		<u>3,105,739</u>	<u>(3,239,385)</u>
Other recognised gains and losses			
Gains from revaluation of fixed assets		549,052	—
Net movement in funds		3,654,791	(3,239,385)
Reconciliation of funds			
Total funds brought forward		39,090,837	42,330,222
Total funds carried forward		<u>42,745,628</u>	<u>39,090,837</u>

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

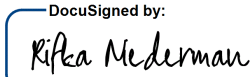
The notes on pages 16 to 29 form part of these financial statements.

S F Foundation
Company Limited by Guarantee
Statement of Financial Position
31 January 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible fixed assets	15	3,121	3,701
Investments	16	49,562,212	41,298,592
		<u>49,565,333</u>	<u>41,302,293</u>
Current assets			
Debtors	17	9,142,669	9,794,292
Cash at bank and in hand		2,547,180	282,250
		<u>11,689,849</u>	<u>10,076,542</u>
Creditors: amounts falling due within one year	19	<u>(8,732,875)</u>	<u>(3,606,224)</u>
Net current assets		<u>2,956,974</u>	<u>6,470,318</u>
Total assets less current liabilities		<u>52,522,307</u>	<u>47,772,611</u>
Creditors: amounts falling due after more than one year	20	<u>(9,776,679)</u>	<u>(8,681,774)</u>
Net assets		<u>42,745,628</u>	<u>39,090,837</u>
Funds of the charity			
Unrestricted funds:			
Revaluation reserve		7,409,370	8,315,614
Other unrestricted income funds		35,336,258	30,775,223
Total unrestricted funds		<u>42,745,628</u>	<u>39,090,837</u>
Total charity funds	21	<u>42,745,628</u>	<u>39,090,837</u>

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

These financial statements were approved by the board of trustees and authorised for issue on ...27/11/2025....., and are signed on behalf of the board by:

DocuSigned by:

899ED1BC13A148E...
Rifka Niederman
Trustee

The notes on pages 16 to 29 form part of these financial statements.

S F Foundation
Company Limited by Guarantee
Statement of Cash Flows
Year ended 31 January 2025

	Note	2025 £	2024 £
Cash flows from operating activities			
Net income/(expenditure)		3,105,739	(3,239,385)
<i>Adjustments for:</i>			
Depreciation of tangible fixed assets		1,069	1,234
Net gains on investments		(479,263)	(36,029)
Dividends, interest and rents from investments		(5,101,411)	(2,518,974)
Other interest receivable and similar income		(406,428)	(221,229)
Interest payable and similar charges		1,526,491	826,610
<i>Changes in:</i>			
Trade and other debtors		607,810	(799,954)
Trade and other creditors		3,588,227	988,861
Cash generated from operations		2,842,234	(4,998,866)
Interest paid		(1,587,181)	(807,959)
Interest received		443,017	195,290
Net cash from/(used in) operating activities		<u>1,698,070</u>	<u>(5,611,535)</u>
Cash flows from investing activities			
Dividends, interest and rents from investments		5,101,411	2,518,974
Purchase of tangible assets		(489)	(2,477)
Purchases of other investments		(18,268,826)	(5,112,037)
Proceeds from sale of other investments		11,033,521	975,381
Changes in loan debtors		7,224	179,247
Net cash used in investing activities		<u>(2,127,159)</u>	<u>(1,440,912)</u>
Cash flows from financing activities			
Repayments of borrowings		(5,117,157)	(535,594)
Changes in loan creditors		7,811,183	116,480
Net cash from/(used in) financing activities		<u>2,694,026</u>	<u>(419,114)</u>
Net increase/(decrease) in cash and cash equivalents		2,264,937	(7,471,561)
Cash and cash equivalents at beginning of year		282,243	7,753,804
Cash and cash equivalents at end of year	18	<u>2,547,180</u>	<u>282,243</u>

The notes on pages 16 to 29 form part of these financial statements.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements
Year ended 31 January 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 143 Upper Clapton Road, London, E5 9DB.

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 as a going concern.

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.

Judgements made by the trustees, in the application of these accounting policies that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are discussed below:

i. Property valuations

The charity's property portfolio is valued by either an external independent valuer with appropriate qualifications and experience or the directors based on their understanding of property market conditions. The valuation of the charity's properties is inherently subjective, depending on many factors, including the individual nature of each property, its location and expected future net rental values, market yields and comparable market transactions. Therefore, the valuations are subject to a degree of uncertainty and are made on the basis of assumptions which may not prove to be accurate, particularly in periods of difficult market or economic conditions.

ii. Debtors

Management uses details of the age of debtors and the status of any disputes together with external evidence of the credit status of the counterparty in making judgements concerning any need to impair the carrying values.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2025

3. Accounting policies *(continued)*

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. There are no designated funds as at the balance sheet date.

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. There are no restricted funds as at the balance sheet date.

Incoming resources

All incoming resources are 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. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2025

3. Accounting policies *(continued)*

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 raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- 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.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fixtures and fittings - 25% reducing balance

Investments

Unlisted equity investments are initially recorded at cost, and subsequently measured at fair value. If fair value cannot be reliably measured, assets are measured at cost less impairment.

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2025

3. Accounting policies *(continued)*

Investment property

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure.

Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in income or expenditure.

If a reliable measure of fair value is no longer available without undue cost or effort for an item of investment property, it shall be transferred to tangible assets and treated as such until it is expected that fair value will be reliably measurable on an on-going basis.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

Financial instruments

A financial asset or a financial liability is recognised only when the charity 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.

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.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2025

3. Accounting policies *(continued)*

Financial instruments *(continued)*

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Limited by guarantee

The charity is a company limited by guarantee and as such, its governing documents are its Memorandum and Articles of Association.

5. Donations and legacies

	Unrestricted Funds £	Total Funds 2025 £	Unrestricted Funds £	Total Funds 2024 £
Donations				
Donations receivable	<u>2,206,020</u>	<u>2,206,020</u>	<u>1,309,290</u>	<u>1,309,290</u>

6. Investment income

	Unrestricted Funds £	Total Funds 2025 £	Unrestricted Funds £	Total Funds 2024 £
Income from UK investment properties	5,101,411	5,101,411	2,518,974	2,518,974
Bank interest receivable	12,279	12,279	33,581	33,581
Loan interest receivable	296,707	296,707	302,193	302,193
Foreign currency exchange (losses)/ gains	<u>97,442</u>	<u>97,442</u>	<u>(114,545)</u>	<u>(114,545)</u>
	<u>5,507,839</u>	<u>5,507,839</u>	<u>2,740,203</u>	<u>2,740,203</u>

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2025

7. Investment management costs

	Unrestricted Funds	Total Funds 2025	Unrestricted Funds	Total Funds 2024
	£	£	£	£
Interest payable and similar charges	1,526,491	1,526,491	826,610	826,610
Investment management costs	746,611	746,611	945,707	945,707
Bank charges	5,685	5,685	7,752	7,752
	<u>2,278,787</u>	<u>2,278,787</u>	<u>1,780,069</u>	<u>1,780,069</u>

8. Expenditure on charitable activities by fund type

	Unrestricted Funds	Total Funds 2025	Unrestricted Funds	Total Funds 2024
	£	£	£	£
Donations paid	2,663,595	2,663,595	5,461,426	5,461,426
Support costs	145,001	145,001	83,412	83,412
	<u>2,808,596</u>	<u>2,808,596</u>	<u>5,544,838</u>	<u>5,544,838</u>

9. Expenditure on charitable activities by activity type

	Grant funding of activities	Support costs	Total funds 2025	Total fund 2024
	£	£	£	£
Donations paid	2,663,595	—	2,663,595	5,461,426
Governance costs	—	145,001	145,001	83,412
	<u>2,663,595</u>	<u>145,001</u>	<u>2,808,596</u>	<u>5,544,838</u>

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2025

9. Expenditure on charitable activities by activity type
(continued)

ANALYSIS OF GRANTS PAYABLE

The following grant payments were made during the year ended 31 January 2025:

	£
Yetev Lev London Jerusalem Trust	391,911
Side By Side School Ltd	330,360
Tora Chesed Vchinuch Beretz Israel	142,462
Mosdos Beer Avrohom Slonim	85,442
Mosdos Csenger Ltd	79,303
OJC Fund	78,698
United Talmudical Associates Ltd	73,325
Amud Hatzodoka Trust	53,590
Tov Vchesed	52,831
Khal Chasidei Yerushalayim	51,259
Refuah Helpline	44,245
V'yoel Moshe Charitable Trust	39,260
Live and Learn	35,000
Congregation Vyoel Moshe D'satmer Charitable Trust	34,570
Talmud Torah Education Ltd	31,800
Congregation Mikva Yisrael	31,255
Care All Ltd	30,000
Machsikei Yeshive	30,000
Mifal Tzedoko V'chesed Limited	28,800
Mosdos Satmar Boro Park	27,900
Lehachzikom UK	25,600
Chasdei Chaim Moishe	25,000
Chasdei Sorele	25,000
Peninim	25,000
Amounts below £25,000	890,984
Total Grants Payable	<u>2,663,595</u>

The following grant payments were made during the year ended 31 January 2024:

	£
Educational Academies Support	700,000
O&G Schreiber Charitable Trust	350,000
Moreshet Hatorah Ltd	244,650
Kollel Viznitz London	200,000
United Talmudical Associates Ltd	181,960
Mifal Tzedoko V'chesed Limited	136,800
Mosdos Beer Avrohom Slonim	100,414
Live and Learn	95,000
Tora Chesed Vchinuch Beretz Israel	94,960

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2025

9. Expenditure on charitable activities by activity type

(continued)

Yad Vochessed Association Limited	94,940
Amud Hatzodoka Trust	87,436
Daat Darkecha	86,433
Chanichey Torah	86,375
Toldos Aharon Trust Ltd	82,000
Keren Ezra Tzedaka Vchesed	81,830
Yeshivah and Mesifita Arugath Habosem	81,457
Yeshiva Yagdil Torah	80,225
Rookwood Foundation Ltd	80,000
Chevras Mo'oz Ladol	79,805
Khal Chasidei Yerushalayim	74,690
Zichron Yecheskel Trust	70,000
Cong Ohr Hatalmud	67,788
Ben Amram Charitable Trust	64,900
Beis Ruchel D'Satmar London Ltd	61,550
Y G S Yeshiva Gedola Seminar	58,520
Friends of Wiznitz Ltd	57,000
Khal Chasdei Yerushalayim	56,240
Yetev Lev London Jerusalem Trust	53,068
Beis Aharon Trust	52,900
Bait Limud Vchesed	50,147
Ahavat Yisroel UK	50,000
Chasdei Moshe Trust	47,451
Tov LKol	47,161
SOWS Charity	44,000
Yeshiva Imrei Yosef	41,749
Congregation Mikva Yisrael	40,163
College for Higher Rabbinical Studies	40,100
Chasdei Chaim Moishe	40,000
Keren Ohr	40,000
Kollel Satmar	40,000
Congregation Chaishek Shlomo	39,475
Ohr Emes Ltd	36,000
Low Cost Living Limited	35,000
Machsikei Yeshive	35,000
Yigal Israel	33,557
Kollel Torah Ve yirah Ltd	32,880
Mekadshei Shevei Charitable Trust	32,860
OJC Fund	32,616
PPC Trust	30,000
Satmar Kolel	30,000
Avrohom Rabinowitz	29,411
Kupath Chasdei Aharon Ltd	29,300
Friends Of Sanz Institutions	29,000
Refuah Helpline	28,538
Reb Shayale's Tzeduka	28,500
V'yoel Moshe Charitable Trust	28,500
Machzikei Lomdei Torah	27,000
Shir Chesed Beis Yisroel	26,500

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2025

9. Expenditure on charitable activities by activity type

(continued)

Amounts below £25,000	855,577
Total Grants Payable	<u>5,461,426</u>

The full list of charitable donations are detailed in a separate publication entitled - SF Foundation - Schedule of Charitable Donations. Copies of this schedule are available to the public by writing to the secretary, Mrs R Niederman, SF Foundation, 143 Upper Clapton Road, London E5 9DB by Registered Post.

The charity has during the year made charitable donations to various institutions and individuals and the donations have been made for general charitable purposes. The donations can be analysed as follows:

	2025 £	2024 £
Advancement of jewish religion and education	1,478,508	3,323,636
Grants to other grant making charities	171,854	284,039
Relief of poverty	246,482	340,917
General charitable purposes	766,751	1,512,834
	<u>2,663,595</u>	<u>5,461,426</u>

10. Analysis of support costs

	Audit fees £	General expenses £	Legal and Professional fees £	Total 2025 £	Total 2024 £
Governance costs	41,792	88,604	14,605	<u>145,001</u>	<u>83,412</u>

11. Net gains on investments

	Unrestricted Funds £	Total Funds 2025 £	Unrestricted Funds £	Total Funds 2024 £
Gains on investment property	479,263	<u>479,263</u>	36,029	<u>36,029</u>

12. Net income/(expenditure)

Net income/(expenditure) is stated after charging/(crediting):

	2025 £	2024 £
Depreciation of tangible fixed assets	1,069	1,234
Fees payable for the audit of the financial statements	<u>41,792</u>	<u>42,442</u>

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2025

13. Staff costs

There were no employees other than the trustees during the year.

14. Trustee remuneration and expenses

- no remuneration or other benefits from employment with the charity or a related entity were received by the trustees; and
- no trustee expenses were borne by the charity.

15. Tangible fixed assets

	Fixtures and fittings £	Total £
Cost		
At 1 February 2024	20,066	20,066
Additions	489	489
At 31 January 2025	<u>20,555</u>	<u>20,555</u>
Depreciation		
At 1 February 2024	16,365	16,365
Charge for the year	1,069	1,069
At 31 January 2025	<u>17,434</u>	<u>17,434</u>
Carrying amount		
At 31 January 2025	<u>3,121</u>	<u>3,121</u>
At 31 January 2024	<u>3,701</u>	<u>3,701</u>

16. Investments

	Investment properties £
Cost or valuation	
At 1 February 2024	41,298,592
Additions	18,268,826
Disposals	(10,554,258)
Fair value movements	549,052
At 31 January 2025	<u>49,562,212</u>
Impairment	
At 1 February 2024 and 31 January 2025	
Carrying amount	
At 31 January 2025	<u>49,562,212</u>
At 31 January 2024	<u>41,298,592</u>

All investments shown above are held at valuation.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2025

16. Investments *(continued)***Investment properties**

All investments shown above are held at fair value. The historical cost of the investments as at 31 January 2025 amounts to £42.2m (2024:£33.0m).

The properties have been valued by the trustees who are considered to have the experience and expertise required to undertake such an exercise. The valuation was made on an open market value basis by reference to market evidence available for similar properties in the same location taking into account the age and condition of the properties.

17. Debtors

	2025	2024
	£	£
Trade debtors	1,081,743	919,780
Prepayments and accrued income	231,102	123,073
Investment loans	7,231,079	7,238,303
Other debtors	598,745	1,513,136
	<u>9,142,669</u>	<u>9,794,292</u>

Included in Investment loans is £3,516,106 (2024: £3,277,669) which is secured by a promissory note and a pledge on investments in FPG SG Lincoln Street, LLC, a Delaware Limited Partnership. It bears interest at 4.5% per annum and is repayable in September 2026.

The majority of the investment loans are repayable on demand and are secured and yield interest at between 4% and 6% per annum.

18. Cash and cash equivalents

Cash and cash equivalents comprise the following:

	2025	2024
	£	£
Cash at bank and in hand	2,547,180	282,250
Bank overdrafts	—	(7)
	<u>2,547,180</u>	<u>282,243</u>

19. Creditors: amounts falling due within one year

	2025	2024
	£	£
Bank loans and overdrafts	30,501	330,508
Trade creditors	2,348,827	1,277,446
Accruals and deferred income	632,823	336,499
Social security and other taxes	2,229,300	69,468
Loan creditors	3,491,424	1,592,303
	<u>8,732,875</u>	<u>3,606,224</u>

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2025

20. Creditors: amounts falling due after more than one year

	2025	2024
	£	£
Bank loans and overdrafts	3,864,617	8,681,774
Loan creditors	5,912,062	–
	<u>9,776,679</u>	<u>8,681,774</u>

Included within creditors: amounts falling due after more than one year is an amount of £99,147 (2024: £104,342) in respect of liabilities payable or repayable by instalments which fall due for payment after more than five years from the reporting date.

The loan creditors comprise a sterling loan of £5,912,062 (2024: £nil) bearing interest at 9.5% per annum and repayable in instalments by February 2028 and is secured by way of a corresponding fixed charge on the investment property acquired.

The bank loans and overdrafts bear interest at various rates ranging from 2.5% to 5.6% per annum and are secured by way of fixed legal charges over the charity's investment properties.

Analysis of loans:

	2025	2024
	£	£
Total bank loans	3,895,118	9,012,275
Loan creditor	7,963,962	–
Included in current liabilities	(2,082,401)	(330,501)
	<u>9,776,679</u>	<u>8,681,774</u>

Loan maturity analysis:

	2025	2024
	£	£
In more than one year but no more than two years	666,667	4,791,000
In more than two years but not more than five years	8,976,861	3,666,667
In more than five years	133,151	224,107
	<u>9,776,679</u>	<u>8,681,774</u>

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2025

21. Analysis of charitable funds

Unrestricted funds

	At 1 Feb 2024 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Jan 2025 £
General funds	30,775,223	7,713,859	(5,087,383)	1,455,296	479,263	35,336,258
Revaluation reserve	8,315,614	—	—	(1,455,296)	549,052	7,409,370
	<u>39,090,837</u>	<u>7,713,859</u>	<u>(5,087,383)</u>	<u>—</u>	<u>1,028,315</u>	<u>42,745,628</u>

	At 1 Feb 2023 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Jan 2024 £
General funds	34,014,608	4,049,493	(7,324,907)	—	36,029	30,775,223
Revaluation reserve	8,315,614	—	—	—	—	8,315,614
	<u>42,330,222</u>	<u>4,049,493</u>	<u>(7,324,907)</u>	<u>—</u>	<u>36,029</u>	<u>39,090,837</u>

22. Analysis of net assets between funds

	Unrestricted Funds £	Total Funds 2025 £
Tangible fixed assets	49,565,333	49,565,333
Current assets	11,689,849	11,689,849
Creditors less than 1 year	(8,732,875)	(8,732,875)
Creditors greater than 1 year	(9,776,679)	(9,776,679)
Net assets	<u>42,745,628</u>	<u>42,745,628</u>

	Unrestricted Funds £	Total Funds 2024 £
Tangible fixed assets	41,302,293	41,302,293
Current assets	10,076,542	10,076,542
Creditors less than 1 year	(3,606,224)	(3,606,224)
Creditors greater than 1 year	(8,681,774)	(8,681,774)
Net assets	<u>39,090,837</u>	<u>39,090,837</u>

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2025

23. Financial instruments

The carrying amount for each category of financial instrument is as follows:

	2025	2024
	£	£
Financial assets that are debt instruments measured at amortised cost		
Financial assets that are debt instruments measured at amortised cost	<u>11,689,849</u>	<u>10,076,542</u>
Financial liabilities measured at amortised cost		
Financial liabilities measured at amortised cost	<u>18,509,554</u>	<u>12,287,998</u>

24. Analysis of changes in net debt

	At 1 Feb 2024	Cash flows	At 31 Jan 2025
	£	£	£
Cash at bank and in hand	282,250	2,264,930	2,547,180
Bank overdrafts	(7)	7	–
Debt due within one year	(1,922,804)	(1,599,121)	(3,521,925)
Debt due after one year	(8,681,774)	(1,094,905)	(9,776,679)
	<u>(10,322,335)</u>	<u>(429,089)</u>	<u>(10,751,424)</u>

25. Related parties

During the year the charity received the following donations from entities/individuals connected with the trustees.

	2025	2024
	£	£
Caralluma UK Ltd	100,000	–
DMS B UK Ltd	250,000	250,000
Lakeview Estates Ltd	–	150,000
Midos GC Ltd	1,000,000	–
Sudbury Properties Ltd	592,245	671,330
Donations <£100,000	263,775	237,960

SF FOUNDATION

England & Wales - Charity number 1105843

Accounts

COMPANY REGISTRATION NUMBER: 05213113

CHARITY REGISTRATION NUMBER: 1105843

S F Foundation
Company Limited by Guarantee
Financial Statements
31 January 2024

COHEN ARNOLD
Chartered accountants & statutory auditor
New Burlington House
1075 Finchley Road
LONDON
NW11 0PU

S F Foundation
Company Limited by Guarantee
Financial Statements
Year ended 31 January 2024

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S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report)
Year ended 31 January 2024

The trustees, who are also the directors for the purposes of company law, present their report and the financial statements of the charity for the year ended 31 January 2024.

Reference and administrative details

Registered charity name	S F Foundation
Charity registration number	1105843
Company registration number	05213113
Principal office and registered office	143 Upper Clapton Road London E5 9DB

The trustees

Hannah Lipschitz
Rifka Niederman
Miriam Schreiber

Company secretary Rifka Niederman

Auditor Cohen Arnold
Chartered accountants & statutory auditor
New Burlington House
1075 Finchley Road
LONDON
NW11 0PU

Bankers HSBC Bank Plc
39 High Street
Ashford
Kent
TN24 8TG

Solicitors Lopian Wagner Solicitors
Maybrook House
40 Black Friars Street
Manchester
M3 2EG

S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report) *(continued)*
Year ended 31 January 2024

Structure, governance and management

Governing document

The charity is a company limited by guarantee and as such, its governing documents are its Memorandum and Articles of Association.

Organisation

The charity is administered by the Trustees. The Articles of Association of the charity do not require the Trustees to retire by rotation.

The day to day affairs of the charity are administered by the Trustees, the chairperson of which is Mrs R Niederman.

All Trustees give of their time voluntarily and no benefits or expenses were paid to them in the year.

Appointment Training and Recruitment of Trustees

As set out in the Articles of Association the number of trustees shall be not less than three but shall not be subject to any maximum.

The charity may by ordinary resolution appoint a person who is willing to act to be a trustee either to fill a vacancy or as an additional trustee. A trustee shall cease to hold office by virtue of Article 35 of the Articles of Association.

It is not currently the intention of the trustees of the charity to appoint new trustees. Should the situation change in the future, the trustees will apply suitable recruitment and training procedures.

The quorum for the transaction of the business of the trustees may be fixed by the trustees but shall not be less than the majority of their number or two trustees, whichever is the greater.

None of the trustees have any beneficial interest in the charity.

Risk management

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

Financial risk management and policies

The charity holds or issues financial instruments in order to achieve three main objectives being:

- a) to finance its operations
- b) to manage its exposure to interest and currency risks arising from operations and from its sources of finance; and
- c) to generate funds.

In addition various financial instruments (e.g. trade debtors, trade creditors, accruals and prepayments) arise directly from the charity's operations.

S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report) *(continued)*
Year ended 31 January 2024

Risk management (cont'd)

Credit risks

The charity monitors credit risk closely and considers that its current policies of credit risk checks meet its objectives of managing exposure to credit risk.

The charity has no significant concentrations of credit risks. Amounts shown in the balance sheet represent the maximum credit exposure in the event other parties fail to perform their obligations under the financial instruments.

The principal risks to which the charity is exposed are:

- a) Liabilities arising from property investment activity
- b) Tenant defaults
- c) Damage to property from flood, fire or terrorist action
- d) The availability of liquid funds to make grants and donations
- e) Macroeconomics and political uncertainty including the potential for a prolonged period of higher interest rates and geopolitical risks
- f) The economic cycle generally

The charity seeks to manage or mitigate such risks wherever possible through measures including insurance, tenant screening and monitoring, rigorous reviews of acquisition and investment opportunities, external expert advice, monitoring cash and regular monitoring of the economic outlook. It is recognised that systems can only provide reasonable but not absolute assurance that major risks have been adequately managed.

Objectives and activities

Objects

The objects of the charity are:

- i) the advancement and furtherance of the Jewish Religion and Jewish Religious education and the alleviation of poverty among the Jewish community throughout the world.
- ii) other charitable activities that the trustees may from time to time determine.

Aims, objectives and activities for public benefit

The trustees confirm that they have referred to the guidance contained in the Charity's Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities and setting the grant making policy for the year.

The charity was set up to support the activities of religious Jewish organisations especially in the field of education. The trustees identify institutions and organisations which meet its criteria and regularly support a number of these institutions and organisations, both in England and abroad.

S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report) *(continued)*
Year ended 31 January 2024

Aims, objectives and activities for public benefit (cont'd)

The charity is also supportive of organisations which are solely committed to the relief of poverty. Such organisations assist needy Jewish families financially and through the distribution of basic necessities. The trustees continued their support of those organisations deemed to promote the objects of the charity.

During the year, the charity made donations to institutions in accordance with the charity's objects for advancement of education and relief of poverty. These activities were undertaken for public benefit to further the charity's objectives.

Grant making policy

Grants and donations 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 in the United Kingdom and abroad. The Trustees consider all requests which they receive and make donations based on the level of funds available.

In making Grants and Donations, the Trustees use their personal knowledge of the relevant Institutions, their representatives, operational efficiency and reputation. The Trustees monitor the application of the Grants and Donations by meeting with representatives of the Institutions and obtaining information as to the utilisation of funds.

Investment powers and policy

In accordance with the Memorandum and Articles of Association, the charity has the power to make any investments which the trustees see fit. The trustees regularly review the charity's position and needs in respect of the investment policy.

Reserves policy

It is the policy of the charity to maintain unrestricted funds, which are the free reserves of the charity, at a level which the trustees think appropriate after considering the future commitments of the charity and the likely administrative costs of the charity for the next year. The trustees have assessed both the risks that their charity faced and the charity's ability to manage their financial impact. As at 31 January 2024 the charity had total reserves of £39.1m. Total reserves as stated in Note 21 was £39.1m of which £8.3m relates to revaluation reserves. The composition of this reserve is as shown in Note 21. By its very nature the element of unrestricted reserves represented by the revaluation surplus of investment in fixed assets is not readily available for distribution. The Trustees have adopted a policy that tries to ensure the continuing ability of the charity to meet its objectives. A proportion of reserves are to be invested to generate income at a level, such that the ever-increasing calls on the charity can be met by self-generated income. The level of reserves is under continuous strategic review.

Fixed assets

The movements in fixed assets are fully reflected in the notes 15 and 16 to the financial statements.

S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report) *(continued)*
Year ended 31 January 2024

Investments

The charity's investment properties are held by Alexandra Swansea Limited, Alta Investments Limited, Bercy Limited, Bercy One Limited, Chester Beech Limited, Dalmeny Properties Limited, Fender Limited, Finestrand Limited, Honeycrown Properties Limited, Leafy Investments Limited, Letaher Limited, Midos London Limited, Morstar Investments Limited, Pearcorn Limited, Pitry Limited, Singlevalley Limited, SF Residential Limited and Tamlink Limited. Ited all of which act as bare trustees. The income and expenditure arising from these property investments are reflected in these financial statements. Investment properties are included in the financial statements at trustees' valuation; in accordance with the Charities SORP FRS 102. All the trustees have experience in the field of property valuation.

Strategic report

The following sections for achievements and performance and financial review form the strategic report of the charity.

Achievements and performance

During the year the charity continued its activities and maintained its support of religious educational and other charitable institutions in England and abroad.

Financial review

The charity is dependent on income from voluntary donations and investments as stated in note 5 and note 6 of the financial statements. The charity's incoming resources have decreased to £4.0m (2023: £6.3m) which was mainly due to a one off large donation of £2.8m received in the previous year from a related company. Expenditure on investment management costs and charitable activities were higher at £7.3m (2023: £4.6m). The increased expenditure was due to higher charitable donations paid of £5.5m (2023: £3.3m) and £0.5m was attributable mainly to increase in mortgage interest rates. The net expenditure for the year was £3.2m (2023: £3.9m-net income) and total reserves was £39.1m (2023: £42.3m). Past reserves, including cash reserves, have been utilised to support the increase in expenditure and increase in grants and donations.

Key Performance Indicators

The Trustees monitor the charity's performance against the strategic objectives on a regular basis. Performance is assessed against the strategy and expectations using financial and non-financial indicators. The key financial performance indicators used by the charity are as follows:

	2024	2023
	£	£
Grants and donations paid	5,461,426	3,285,215
Net investment income	960,134	1,957,559
Net gain/(loss) on investments	36,029	(851,109)
Net movement in funds-(deficit)/surplus	(3,239,385)	780,458
Total Funds	39,090,837	42,330,222

Going Concern

There are no material uncertainties about the charity's ability to continue as a going concern.

S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report) *(continued)*
Year ended 31 January 2024

Plans for future periods

The charity plans continuing the activities outlined above in the coming years subject to incoming resources being maintained at a satisfactory level. It is the trustees aim to ensure future income stream by the acquisition of investments, the income of which will reduce its dependence on voluntary donations.

Trustees' responsibilities statement

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

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

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and 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.

Auditor

Each of the persons who is a trustee at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the charity's auditor is unaware; and
- they have taken all steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

The auditor is deemed to have been re-appointed in accordance with section 487 of the Companies Act 2006.

S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report) *(continued)*
Year ended 31 January 2024

The trustees' annual report and the strategic report were approved on 26/11/2024 and signed on behalf of the board of trustees by:

DocuSigned by:

899ED1BC13A148E...
Rifka Niederman
Trustee

S F Foundation
Company Limited by Guarantee
Independent Auditor's Report to the Members of S F Foundation
Year ended 31 January 2024

Opinion

We have audited the financial statements of S F Foundation (the 'charity') for the year ended 31 January 2024 which comprise the statement of financial activities (including income and expenditure account), statement of financial position, statement of cash flows and the related notes, 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 FRS 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 charity's affairs as at 31 January 2024 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- 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.

S F Foundation
Company Limited by Guarantee
Independent Auditor's Report to the Members of S F Foundation *(continued)*
Year ended 31 January 2024

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. 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 the audit:

- the information given in the trustees' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- 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 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.

S F Foundation

Company Limited by Guarantee

Independent Auditor's Report to the Members of S F Foundation *(continued)*

Year ended 31 January 2024

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors for the purposes 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 charity 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:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the company through discussion with the management and identified which were most significant with respect to the financial statements. We identified Companies Act 2006 (including associated regulations), Charities Act 2011, Charities SORP (FRS 102), Financial Reporting Standard 102, Taxation Laws and Regulations, The Landlord and Tenant Act and Health & Safety Regulations as being most significant to these financial statements. We communicated these identified frameworks amongst our audit team and remained alert to any indications of non-compliance throughout the audit. We ensured that the engagement team had sufficient competence and capability to identify or recognise non-compliance with laws and regulations.
- We discussed with the directors and senior management the policies and procedures regarding compliance with these legal and regulatory frameworks.
- We assessed the susceptibility of the company's financial statements to material misstatement, including how fraud might occur, by reviewing the company's identified risks and enquiry with the directors and senior management during the planning and finalisation phases of our audit and by using proprietary disclosure checklists. The susceptibility to such material misstatement was determined to be low.

S F Foundation
Company Limited by Guarantee
Independent Auditor's Report to the Members of S F Foundation *(continued)*
Year ended 31 January 2024

- Based on this understanding we designed our audit procedures to identify non-compliance with the identified legal and regulatory frameworks, which were part of our procedures on the related financial statement items. Our procedures included reviewing the company's internal controls policies and procedures, reviewing the minutes of board meetings and correspondence with regulatory bodies including HM Revenue & Customs, testing transactions outside the normal course of the business and journal entries, and discussions with the directors and senior management.

Owing 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, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, 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 non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

S F Foundation
Company Limited by Guarantee
Independent Auditor's Report to the Members of S F Foundation *(continued)*
Year ended 31 January 2024

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the charity'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 the charity's members those matters we are required to state to them in an auditor's 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 members as a body, for our audit work, for this report, or for the opinions we have formed.

Signed by:



5AA920DA47A644B
Moshe Broner-Cohen (Senior Statutory Auditor)

For and on behalf of
Cohen Arnold
Chartered accountants & statutory auditor
New Burlington House
1075 Finchley Road
LONDON
NW11 0PU
26/11/2024

S F Foundation
Company Limited by Guarantee
Statement of Financial Activities
(including income and expenditure account)
Year ended 31 January 2024

		2024	2023
		Unrestricted funds	Total funds
	Note	£	£
Income and endowments			
Donations and legacies	5	1,309,290	1,309,290
Investment income	6	2,740,203	2,740,203
Total income		<u>4,049,493</u>	<u>4,049,493</u>
Expenditure			
Expenditure on raising funds:			
Investment management costs	7	(1,780,069)	(1,780,069)
Expenditure on charitable activities	8,9	(5,544,838)	(5,544,838)
Total expenditure		<u>(7,324,907)</u>	<u>(7,324,907)</u>
Net gains on investments	11	36,029	36,029
Net (expenditure)/income		<u>(3,239,385)</u>	<u>(3,239,385)</u>
Other recognised gains and losses			
Losses from revaluation of fixed assets		—	—
Net movement in funds		(3,239,385)	(3,239,385)
Reconciliation of funds			
Total funds brought forward		42,330,222	42,330,222
Total funds carried forward		<u>39,090,837</u>	<u>39,090,837</u>

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

S F Foundation
Company Limited by Guarantee
Statement of Financial Position
31 January 2024

	Note	2024 £	2023 £
Fixed assets			
Tangible fixed assets	15	3,701	2,458
Investments	16	41,298,592	37,125,907
		<u>41,302,293</u>	<u>37,128,365</u>
Current assets			
Debtors	17	9,794,292	9,147,646
Cash at bank and in hand		282,250	7,753,804
		<u>10,076,542</u>	<u>16,901,450</u>
Creditors: amounts falling due within one year	19	<u>(3,606,224)</u>	<u>(2,482,225)</u>
Net current assets		<u>6,470,318</u>	<u>14,419,225</u>
Total assets less current liabilities		<u>47,772,611</u>	<u>51,547,590</u>
Creditors: amounts falling due after more than one year	20	<u>(8,681,774)</u>	<u>(9,217,368)</u>
Net assets		<u>39,090,837</u>	<u>42,330,222</u>
Funds of the charity			
Unrestricted funds:			
Revaluation reserve		8,315,614	8,315,614
Other unrestricted income funds		30,775,223	34,014,608
Total unrestricted funds		<u>39,090,837</u>	<u>42,330,222</u>
Total charity funds	21	<u>39,090,837</u>	<u>42,330,222</u>

These financial statements were approved by the board of trustees and authorised for issue on 26/11/2024, and are signed on behalf of the board by:

DocuSigned by:

899ED1BC13A148E...
Rifka Niederman
Trustee

The notes on pages 16 to 28 form part of these financial statements.

S F Foundation
Company Limited by Guarantee
Statement of Cash Flows
Year ended 31 January 2024

	Note	2024 £	2023 £
Cash flows from operating activities			
Net (expenditure)/income		(3,239,385)	3,863,792
<i>Adjustments for:</i>			
Depreciation of tangible fixed assets		1,234	820
Net gains on investments		(36,029)	(2,232,225)
Dividends, interest and rents from investments		(2,518,974)	(2,367,314)
Other interest receivable and similar income		(221,229)	(887,175)
Interest payable and similar charges		826,610	551,960
<i>Changes in:</i>			
Trade and other debtors		(799,954)	(106,951)
Trade and other creditors		988,861	(1,105,324)
Cash generated from operations		(4,998,866)	(2,282,417)
Interest paid		(807,959)	(554,508)
Interest received		195,290	1,689,164
Net cash used in operating activities		<u>(5,611,535)</u>	<u>(1,147,761)</u>
Cash flows from investing activities			
Dividends, interest and rents from investments		2,518,974	2,367,314
Purchase of tangible assets		(2,477)	(1,715)
Purchases of other investments		(5,112,037)	(24,987)
Proceeds from sale of other investments		975,381	5,873,859
Changes in loan debtors		179,247	1,300,584
Net cash (used in)/from investing activities		<u>(1,440,912)</u>	<u>9,515,055</u>
Cash flows from financing activities			
Proceeds from borrowings		(535,594)	(1,372,220)
Changes in loan creditors		116,480	535,934
Net cash used in financing activities		<u>(419,114)</u>	<u>(836,286)</u>
Net (decrease)/increase in cash and cash equivalents		(7,471,561)	7,531,008
Cash and cash equivalents at beginning of year		7,753,804	222,796
Cash and cash equivalents at end of year	18	<u>282,243</u>	<u>7,753,804</u>

The notes on pages 16 to 28 form part of these financial statements.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements
Year ended 31 January 2024

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 143 Upper Clapton Road, London, E5 9DB.

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 as a going concern.

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.

Judgements made by the trustees, in the application of these accounting policies that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are discussed below:

i. Property valuations

The charity's property portfolio is valued by either an external independent valuer with appropriate qualifications and experience or the directors based on their understanding of property market conditions. The valuation of the charity's properties is inherently subjective, depending on many factors, including the individual nature of each property, its location and expected future net rental values, market yields and comparable market transactions. Therefore, the valuations are subject to a degree of uncertainty and are made on the basis of assumptions which may not prove to be accurate, particularly in periods of difficult market or economic conditions.

ii. Debtors

Management uses details of the age of debtors and the status of any disputes together with external evidence of the credit status of the counterparty in making judgements concerning any need to impair the carrying values.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2024

3. Accounting policies *(continued)*

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. There are no designated funds as at the balance sheet date.

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. There are no restricted funds as at the balance sheet date.

Incoming resources

All incoming resources are 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. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2024

3. Accounting policies *(continued)*

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 raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- 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.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fixtures and fittings - 25% reducing balance

Investments

Unlisted equity investments are initially recorded at cost, and subsequently measured at fair value. If fair value cannot be reliably measured, assets are measured at cost less impairment.

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2024

3. Accounting policies *(continued)*

Investment property

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure.

Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in income or expenditure.

If a reliable measure of fair value is no longer available without undue cost or effort for an item of investment property, it shall be transferred to tangible assets and treated as such until it is expected that fair value will be reliably measurable on an on-going basis.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

Financial instruments

A financial asset or a financial liability is recognised only when the charity 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.

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.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2024

3. Accounting policies *(continued)*

Financial instruments *(continued)*

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Limited by guarantee

The charity is a company limited by guarantee and as such, its governing documents are its Memorandum and Articles of Association.

5. Donations and legacies

	Unrestricted Funds £	Total Funds 2024 £	Unrestricted Funds £	Total Funds 2023 £
Donations				
Donations receivable	<u>1,309,290</u>	<u>1,309,290</u>	<u>3,014,127</u>	<u>3,014,127</u>

6. Investment income

	Unrestricted Funds £	Total Funds 2024 £	Unrestricted Funds £	Total Funds 2023 £
Income from UK investment properties	2,518,974	2,518,974	2,367,314	2,367,314
Bank interest receivable	33,581	33,581	67,503	67,503
Loan interest receivable	302,193	302,193	410,705	410,705
Foreign currency exchange (losses)/ gains	<u>(114,545)</u>	<u>(114,545)</u>	<u>408,967</u>	<u>408,967</u>
	<u>2,740,203</u>	<u>2,740,203</u>	<u>3,254,489</u>	<u>3,254,489</u>

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2024

7. Investment management costs

	Unrestricted Funds £	Total Funds 2024 £	Unrestricted Funds £	Total Funds 2023 £
Interest payable and similar charges	826,610	826,610	551,960	551,960
Investment management costs	945,707	945,707	743,691	743,691
Bank charges	7,752	7,752	1,279	1,279
	<u>1,780,069</u>	<u>1,780,069</u>	<u>1,296,930</u>	<u>1,296,930</u>

8. Expenditure on charitable activities by fund type

	Unrestricted Funds £	Total Funds 2024 £	Unrestricted Funds £	Total Funds 2023 £
Donations paid	5,461,426	5,461,426	3,285,215	3,285,215
Support costs	83,412	83,412	54,904	54,904
	<u>5,544,838</u>	<u>5,544,838</u>	<u>3,340,119</u>	<u>3,340,119</u>

9. Expenditure on charitable activities by activity type

	Grant funding of activities £	Support costs £	Total funds 2024 £	Total fund 2023 £
Donations paid	5,461,426	–	5,461,426	3,285,215
Governance costs	–	83,412	83,412	54,904
	<u>5,461,426</u>	<u>83,412</u>	<u>5,544,838</u>	<u>3,340,119</u>

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2024

9. Expenditure on charitable activities by activity type

(continued)

ANALYSIS OF GRANTS PAYABLE

The following grant payments were made during the year ended 31 January 2024:

	£
Educational Academies Support	700,000
O&G Schreiber Charitable Trust	350,000
Moreshet Hatorah Ltd	244,650
Kollel Viznitz London	200,000
United Talmudical Associates Ltd	181,960
Mifal Tzedoko V'chesed Limited	136,800
Mosdos Beer Avrohom Slonim	100,414
Live and Learn	95,000
Tora Chesed Vchinuch Beretz Israel	94,960
Yad Vochessed Association Limited	94,940
Amud Hatzodoka Trust	87,436
Daat Darkecha	86,433
Chanichey Torah	86,375
Toldos Aharon Trust Ltd	82,000
Keren Ezra Tzedaka Vchesed	81,830
Yeshivah and Mesiftha Arugath Habosem	81,457
Yeshiva Yagdil Torah	80,225
Rookwood Foundation Ltd	80,000
Chevras Mo'oz Ladol	79,805
Khal Chasidei Yerushalayim	74,690
Zichron Yecheskel Trust	70,000
Cong Ohr Hatalmud	67,788
Ben Amram Charitable Trust	64,900
Beis Ruchel D'Satmar London Ltd	61,550
Y G S Yeshiva Gedola Seminar	58,520
Friends of Wiznitz Ltd	57,000
Khal Chasdei Yerushalayim	56,240
Yetev Lev London Jerusalem Trust	53,068
Beis Aharon Trust	52,900
Bait Limud Vchesed	50,147
Ahavat Yisroel UK	50,000
Chasdei Moshe Trust	47,451
Tov LKol	47,161
SOWS Charity	44,000
Yeshiva Imrei Yosef	41,749
Congregation Mikva Yisrael	40,163
College for Higher Rabbinical Studies	40,100
Chasdei Chaim Moishe	40,000
Keren Ohr	40,000
Kollel Satmar	40,000
Congregation Chaishek Shlomo	39,475
Ohr Emes Ltd	36,000
Low Cost Living Limited	35,000
Machsikei Yeshive	35,000

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2024

9. Expenditure on charitable activities by activity type

(continued)

Yigal Israel	33,557
Kollel Torah Ve yirah Ltd	32,880
Mekadshei Shevei Charitable Trust	32,860
OJC Fund	32,616
PPC Trust	30,000
Satmar Kolel	30,000
Avrohom Rabinowitz	29,411
Kupath Chasdei Aharon Ltd	29,300
Friends Of Sanz Institutions	29,000
Refuah Helpline	28,538
Reb Shayale's Tzeduka	28,500
V'yoel Moshe Charitable Trust	28,500
Machzikei Lomdei Torah	27,000
Shir Chesed Beis Yisroel	26,500
Amounts below £25,000	855,577
Total Grants Payable	<u>5,461,426</u>

The full list of charitable donations are detailed in a separate publication entitled - SF Foundation - Schedule of Charitable Donations. Copies of this schedule are available to the public by writing to the secretary, Mrs R Niederman, SF Foundation, 143 Upper Clapton Road, London E5 9DB by Registered Post.

The charity has during the year made charitable donations to various institutions and individuals and the donations have been made for general charitable purposes. The donations can be analysed as follows:

	2024
	£
Advancement of jewish religion and education	3,323,636
Grants to other grant making charities	284,039
Relief of poverty	340,917
General charitable purposes	<u>1,512,834</u>
Total	<u>5,461,426</u>

10. Analysis of support costs

			Legal and		
	Audit fees	General	Professional		
		expenses	fees	Total 2024	Total 2023
	£	£	£	£	£
Governance costs	<u>42,442</u>	<u>37,465</u>	<u>3,505</u>	<u>83,412</u>	<u>54,904</u>

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2024

11. Net gains on investments

	Unrestricted Funds £	Total Funds 2024 £	Unrestricted Funds £	Total Funds 2023 £
Gains/(losses) on other investment assets	<u>36,029</u>	<u>36,029</u>	<u>2,232,225</u>	<u>2,232,225</u>

12. Net (expenditure)/income

Net (expenditure)/income is stated after charging/(crediting):

	2024 £	2023 £
Depreciation of tangible fixed assets	1,234	820
Fees payable for the audit of the financial statements	<u>42,442</u>	<u>40,703</u>

13. Staff costs

There were no employees other than the trustees during the year.

14. Trustee remuneration and expenses

- no remuneration or other benefits from employment with the charity or a related entity were received by the trustees; and
- no trustee expenses were borne by the charity.

15. Tangible fixed assets

	Fixtures and fittings £	Total £
Cost		
At 1 February 2023	17,589	17,589
Additions	<u>2,477</u>	<u>2,477</u>
At 31 January 2024	<u>20,066</u>	<u>20,066</u>
Depreciation		
At 1 February 2023	15,131	15,131
Charge for the year	<u>1,234</u>	<u>1,234</u>
At 31 January 2024	<u>16,365</u>	<u>16,365</u>
Carrying amount		
At 31 January 2024	<u>3,701</u>	<u>3,701</u>
At 31 January 2023	<u>2,458</u>	<u>2,458</u>

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2024

16. Investments

	Investment properties £
Cost or valuation	
At 1 February 2023	37,125,907
Additions	5,112,037
Disposals	(939,352)
At 31 January 2024	<u>41,298,592</u>
Impairment	
At 1 February 2023 and 31 January 2024	
Carrying amount	
At 31 January 2024	<u>41,298,592</u>
At 31 January 2023	<u>37,125,907</u>

All investments shown above are held at valuation.

Investment properties

All investments shown above are held at fair value. The historical cost of the investments as at 31 January 2024 amounts to £33m (2023:£29m).

The properties have been valued by the trustees who are considered to have the experience and expertise required to undertake such an exercise. The valuation was made on an open market value basis by reference to market evidence available for similar properties in the same location taking into account the age and condition of the properties.

17. Debtors

	2024 £	2023 £
Trade debtors	919,780	978,609
Prepayments and accrued income	123,073	163,238
Investment Loans	7,238,303	7,417,550
Other debtors	1,513,136	588,249
	<u>9,794,292</u>	<u>9,147,646</u>

Included in Investment loans is £3,277,669 (2023: £3,241,499) which is secured by a promissory note and a pledge on investments in FPG SG Lincoln Street, LLC, a Delaware Limited Partnership. It bears interest at 4.5% per annum and is repayable in September 2026.

The majority of the investment loans are repayable on demand and are secured and yield interest at between 4% and 6% per annum.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2024

18. Cash and cash equivalents

Cash and cash equivalents comprise the following:

	2024	2023
	£	£
Cash at bank and in hand	282,250	7,753,804
Bank overdrafts	(7)	–
	<u>282,243</u>	<u>7,753,804</u>

19. Creditors: amounts falling due within one year

	2024	2023
	£	£
Bank loans and overdrafts	330,508	330,501
Trade creditors	1,277,446	350,160
Accruals and deferred income	336,499	256,927
Social security and other taxes	69,468	68,814
Loan Creditors	1,592,303	1,475,823
	<u>3,606,224</u>	<u>2,482,225</u>

20. Creditors: amounts falling due after more than one year

	2024	2023
	£	£
Bank loans and overdrafts	<u>8,681,774</u>	<u>9,217,368</u>

Included within creditors: amounts falling due after more than one year is an amount of £104,342 (2023: £128,697) in respect of liabilities payable or repayable by instalments which fall due for payment after more than five years from the reporting date.

The bank loans and overdrafts bear interest at various rates ranging from 2.5% to 5.6% per annum and are secured by way of fixed legal charges over the charity's investment properties.

Analysis of loans:

	2024	2023
	£	£
Total Bank Loans	9,012,275	9,547,869
Included in current liabilities	(330,501)	(330,501)
	<u>8,681,774</u>	<u>9,217,368</u>

Loan maturity analysis:

	2024	2023
	£	£
In more than one year but no more than two years	4,791,000	5,300,000
In more than two years but not more than five years	3,666,667	3,666,667
In more than five years	224,107	250,701
Total	<u>8,681,774</u>	<u>9,217,368</u>

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2024

21. Analysis of charitable funds**Unrestricted funds**

	At 1 Feb 2023 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Jan 2024 £
General funds	34,014,608	4,049,493	(7,324,907)	–	36,029	30,775,223
Revaluation reserve	8,315,614	–	–	–	–	8,315,614
	<u>42,330,222</u>	<u>4,049,493</u>	<u>(7,324,907)</u>	<u>–</u>	<u>36,029</u>	<u>39,090,837</u>

	At 1 Feb 2022 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Jan 2023 £
General funds	30,812,416	6,268,616	(4,637,049)	(661,600)	2,232,225	34,014,608
Revaluation reserve	10,737,348	–	–	661,600	(3,083,334)	8,315,614
	<u>41,549,764</u>	<u>6,268,616</u>	<u>(4,637,049)</u>	<u>–</u>	<u>(851,109)</u>	<u>42,330,222</u>

22. Analysis of net assets between funds

	Unrestricted Funds £	Total Funds 2024 £
Tangible fixed assets	41,302,293	41,302,293
Current assets	10,076,542	10,076,542
Creditors less than 1 year	(3,606,224)	(3,606,224)
Creditors greater than 1 year	(8,681,774)	(8,681,774)
Net assets	<u>39,090,837</u>	<u>39,090,837</u>

	Unrestricted Funds £	Total Funds 2023 £
Tangible fixed assets	37,128,365	37,128,365
Current assets	16,901,450	16,901,450
Creditors less than 1 year	(2,482,225)	(2,482,225)
Creditors greater than 1 year	(9,217,368)	(9,217,368)
Net assets	<u>42,330,222</u>	<u>42,330,222</u>

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2024

23. Related parties

During the year the charity received the following donations from entities/individuals connected with the trustees.

	2024	2023
	£	£
Alta Integration Ltd	–	2,800,000
DMS B UK Ltd	250,000	–
Lakeview Estates Ltd	150,000	–
Sudbury Properties Ltd	671,330	–
Donations <£100,000	237,960	202,570

24. Financial instruments

The carrying amount for each category of financial instrument is as follows:

	2024	2023
	£	£
Financial assets that are debt instruments measured at amortised cost		
Financial assets that are debt instruments measured at amortised cost	<u>10,076,542</u>	<u>16,901,450</u>
Financial liabilities measured at amortised cost		
Financial liabilities measured at amortised cost	<u>12,287,998</u>	<u>11,699,593</u>

25. Analysis of changes in net debt

	At 1 Feb 2023	Cash flows	At 31 Jan 2024
	£	£	£
Cash at bank and in hand	7,753,804	(7,471,554)	282,250
Bank overdrafts	–	(7)	(7)
Debt due within one year	(330,501)	–	(330,501)
Debt due after one year	<u>(9,217,368)</u>	<u>535,594</u>	<u>(8,681,774)</u>
	<u>(1,794,065)</u>	<u>(6,935,967)</u>	<u>(8,730,032)</u>

SF FOUNDATION

England & Wales - Charity number 1105843

Accounts

COMPANY REGISTRATION NUMBER: 05213113

CHARITY REGISTRATION NUMBER: 1105843

S F Foundation
Company Limited by Guarantee
Financial Statements
31 January 2023

COHEN ARNOLD
Chartered accountants & statutory auditor
New Burlington House
1075 Finchley Road
LONDON
NW11 0PU

S F Foundation
Company Limited by Guarantee
Financial Statements
Year ended 31 January 2023

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S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report)
Year ended 31 January 2023

The trustees, who are also the directors for the purposes of company law, present their report and the financial statements of the charity for the year ended 31 January 2023.

Reference and administrative details

Registered charity name	S F Foundation
Charity registration number	1105843
Company registration number	05213113
Principal office and registered office	143 Upper Clapton Road London E5 9DB
The trustees	Hannah Lipschitz Rifka Niederman Miriam Schreiber
Company secretary	Rifka Niederman
Auditor	Cohen Arnold Chartered accountants & statutory auditor New Burlington House 1075 Finchley Road LONDON NW11 0PU
Bankers	HSBC Bank Plc 39 High Street Ashford Kent TN24 8TG
Solicitors	Lopian Wagner Solicitors Maybrook House 40 Black Friars Street Manchester M3 2EG

S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report) *(continued)*
Year ended 31 January 2023

Structure, governance and management

Governing document

The charity is a company limited by guarantee and as such, its governing documents are its Memorandum and Articles of Association.

Organisation

The charity is administered by the Trustees. The Articles of Association of the charity do not require the Trustees to retire by rotation.

The day to day affairs of the charity are administered by the Trustees, the chairperson of which is Mrs R Niederman.

All Trustees give of their time voluntarily and no benefits or expenses were paid to them in the year.

Appointment Training and Recruitment of Trustees

As set out in the Articles of Association the number of trustees shall be not less than three but shall not be subject to any maximum.

The charity may by ordinary resolution appoint a person who is willing to act to be a trustee either to fill a vacancy or as an additional trustee. A trustee shall cease to hold office by virtue of Article 35 of the Articles of Association.

It is not currently the intention of the trustees of the charity to appoint new trustees. Should the situation change in the future, the trustees will apply suitable recruitment and training procedures.

The quorum for the transaction of the business of the trustees may be fixed by the trustees but shall not be less than the majority of their number or two trustees, whichever is the greater.

None of the trustees have any beneficial interest in the charity.

Risk management

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

Financial risk management and policies

The charity holds or issues financial instruments in order to achieve three main objectives being:

- a) to finance its operations
- b) to manage its exposure to interest and currency risks arising from operations and from its sources of finance; and
- c) to generate funds.

In addition various financial instruments (e.g. trade debtors, trade creditors, accruals and prepayments) arise directly from the charity's operations.

S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report) *(continued)*
Year ended 31 January 2023

Risk management (cont'd)

Credit risks

The charity monitors credit risk closely and considers that its current policies of credit risk checks meet its objectives of managing exposure to credit risk.

The charity has no significant concentrations of credit risks. Amounts shown in the balance sheet represent the maximum credit exposure in the event other parties fail to perform their obligations under the financial instruments.

The principal risks to which the charity is exposed are:

- a) Liabilities arising from property investment activity
- b) Tenant defaults
- c) Damage to property from flood, fire or terrorist action
- d) The availability of liquid funds to make grants and donations
- e) Uncertainty surrounding the war in Ukraine and the associated macro-economic factors such as increases in inflation and interest rates
- f) The economic cycle generally

The charity seeks to manage or mitigate such risks wherever possible through measures including insurance, tenant screening and monitoring, rigorous reviews of acquisition and investment opportunities, external expert advice, monitoring cash and regular monitoring of the economic outlook. It is recognised that systems can only provide reasonable but not absolute assurance that major risks have been adequately managed.

Objectives and activities

Objects

The objects of the charity are:

- i) the advancement and furtherance of the Jewish Religion and Jewish Religious education and the alleviation of poverty among the Jewish community throughout the world.
- ii) other charitable activities that the trustees may from time to time determine.

Aims, objectives and activities for public benefit

The trustees confirm that they have referred to the guidance contained in the Charity's Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities and setting the grant making policy for the year.

The charity was set up to support the activities of religious Jewish organisations especially in the field of education. The trustees identify institutions and organisations which meet its criteria and regularly support a number of these institutions and organisations, both in England and abroad.

S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report) *(continued)*
Year ended 31 January 2023

Aims, objectives and activities for public benefit (cont'd)

The charity is also supportive of organisations which are solely committed to the relief of poverty. Such organisations assist needy Jewish families financially and through the distribution of basic necessities. The trustees continued their support of those organisations deemed to promote the objects of the charity.

During the year, the charity made donations to institutions in accordance with the charity's objects for advancement of education and relief of poverty. These activities were undertaken for public benefit to further the charity's objectives.

Grant making policy

Grants and donations 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 in the United Kingdom and abroad. The Trustees consider all requests which they receive and make donations based on the level of funds available.

In making Grants and Donations, the Trustees use their personal knowledge of the relevant Institutions, their representatives, operational efficiency and reputation. The Trustees monitor the application of the Grants and Donations by meeting with representatives of the Institutions and obtaining information as to the utilisation of funds.

Investment powers and policy

In accordance with the Memorandum and Articles of Association, the charity has the power to make any investments which the trustees see fit. The trustees regularly review the charity's position and needs in respect of the investment policy.

Reserves policy

It is the policy of the charity to maintain unrestricted funds, which are the free reserves of the charity, at a level which the trustees think appropriate after considering the future commitments of the charity and the likely administrative costs of the charity for the next year. The trustees have assessed both the risks that their charity faced and the charity's ability to manage their financial impact. As at 31 January 2023 the charity had total reserves of £42.3m. Total reserves as stated in Note 20 was £42.3m of which £8.3m relates to revaluation reserves. The composition of this reserve is as shown in Note 21. By its very nature the element of unrestricted reserves represented by the revaluation surplus of investment in fixed assets is not readily available for distribution. The Trustees have adopted a policy that tries to ensure the continuing ability of the charity to meet its objectives. A proportion of reserves are to be invested to generate income at a level, such that the ever-increasing calls on the charity can be met by self-generated income. The level of reserves is under continuous strategic review.

Fixed assets

The movements in fixed assets are fully reflected in the notes 15 and 16 to the financial statements.

S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report) (continued)
Year ended 31 January 2023

Investments

The charity's investment properties are held by Alexandra Swansea Limited, Alta Investments Limited, Chester Beech Limited, Dalmeny Properties Limited, Fender Limited, Finestrand Limited, Honeycrown Properties Limited, Leafy Investments Limited, Letaher Limited, Midos London Limited, Morstar Investments Limited, Pearcorn Limited, Singlevalley Limited, SF Residential Limited, Tamlink Limited and Wakefield Investments (UK) Limited; all of which act as bare trustees. The income and expenditure arising from these property investments are reflected in these financial statements. Investment properties are included in the financial statements at trustees' valuation; in accordance with the Charities SORP FRS 102. All the trustees have experience in the field of property valuation.

Strategic report

The following sections for achievements and performance and financial review form the strategic report of the charity.

Achievements and performance

During the year the charity continued its activities and maintained its support of religious educational and other charitable institutions in England and abroad.

Financial review

The charity is dependent on income from voluntary donations and investments as stated in note 5 and note 6 of the financial statements. The charity's incoming resources have increased to £6.3m (2022: £0.9m) due to improving current economic circumstances and a large donation of £2.8m from a related company. Expenditure on investment management costs and charitable activities were higher at £4.6m (2022: £3.7m). The net income for the year was £3.9m (2022: £2.8m-net expenditure) and total reserves was £42.3m (2022: £41.6m). Past reserves, including cash reserves, have been utilised to support the increase in expenditure and increase in grants and donations.

Key Performance Indicators

The Trustees monitor the charity's performance against the strategic objectives on a regular basis. Performance is assessed against the strategy and expectations using financial and non-financial indicators. The key financial performance indicators used by the charity are as follows:

	2023	2022
	£	£
Grants and donations paid	3,285,215	2,505,802
Net investment income/(loss)	1,957,559	(527,411)
Net loss on investments	(851,109)	(779,462)
Net movement in funds-surplus/(deficit)	780,458	(3,539,535)
Total Funds	42,330,222	41,549,764

S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report) *(continued)*
Year ended 31 January 2023

Key Performance Indicators (cont'd)

During the previous year the charity renegotiated the loan arrangement with Hungerford Park Limited. Under the new terms the loan debtor will be charged interest at a flat rate of 5% per annum instead of 1% per month compound. This resulted in the write back of previously overaccrued interest receivable of £1.9m (see note 6). The trustees consider this new agreement to be more realistic and in the best interest of the charity.

Going Concern

There are no material uncertainties about the charity's ability to continue as a going concern.

Plans for future periods

The charity plans continuing the activities outlined above in the coming years subject to incoming resources being maintained at a satisfactory level. It is the trustees aim to ensure future income stream by the acquisition of investments, the income of which will reduce its dependence on voluntary donations.

Trustees' responsibilities statement

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

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

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and 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.

S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report) *(continued)*
Year ended 31 January 2023

Auditor

Each of the persons who is a trustee at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the charity's auditor is unaware; and
- they have taken all steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

The auditor is deemed to have been re-appointed in accordance with section 487 of the Companies Act 2006.

The trustees' annual report and the strategic report were approved on 28 November 2023 and signed on behalf of the board of trustees by:



Rifka Niederman
Trustee

S F Foundation
Company Limited by Guarantee
Independent Auditor's Report to the Members of S F Foundation
Year ended 31 January 2023

Opinion

We have audited the financial statements of S F Foundation (the 'charity') for the year ended 31 January 2023 which comprise the statement of financial activities (including income and expenditure account), statement of financial position, statement of cash flows and the related notes, 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 FRS 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 charity's affairs as at 31 January 2023 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- 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.

S F Foundation
Company Limited by Guarantee
Independent Auditor's Report to the Members of S F Foundation (continued)
Year ended 31 January 2023

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. 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 the audit:

- the information given in the trustees' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- 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 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.

S F Foundation
Company Limited by Guarantee

Independent Auditor's Report to the Members of S F Foundation (continued)

Year ended 31 January 2023

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors for the purposes 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 charity 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:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the company through discussion with the management and identified which were most significant with respect to the financial statements. We identified Companies Act 2006 (including associated regulations), Charities Act 2011, Charities SORP (FRS 102), Financial Reporting Standard 102, Taxation Laws and Regulations, The Landlord and Tenant Act and Health & Safety Regulations as being most significant to these financial statements. We communicated these identified frameworks amongst our audit team and remained alert to any indications of non-compliance throughout the audit. We ensured that the engagement team had sufficient competence and capability to identify or recognise non-compliance with laws and regulations.
- We discussed with the directors and senior management the policies and procedures regarding compliance with these legal and regulatory frameworks.
- We assessed the susceptibility of the company's financial statements to material misstatement, including how fraud might occur, by reviewing the company's identified risks and enquiry with the directors and senior management during the planning and finalisation phases of our audit and by using proprietary disclosure checklists. The susceptibility to such material misstatement was determined to be low.

S F Foundation
Company Limited by Guarantee
Independent Auditor's Report to the Members of S F Foundation *(continued)*
Year ended 31 January 2023

- Based on this understanding we designed our audit procedures to identify non-compliance with the identified legal and regulatory frameworks, which were part of our procedures on the related financial statement items. Our procedures included reviewing the company's internal controls policies and procedures, reviewing the minutes of board meetings and correspondence with regulatory bodies including HM Revenue & Customs, testing transactions outside the normal course of the business and journal entries, and discussions with the directors and senior management.

Owing 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, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, 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 non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

S F Foundation

Company Limited by Guarantee

Independent Auditor's Report to the Members of S F Foundation *(continued)*

Year ended 31 January 2023

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the charity'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 the charity's members those matters we are required to state to them in an auditor's 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 members as a body, for our audit work, for this report, or for the opinions we have formed.

M. Broner-Cohen

Moshe Broner-Cohen (Senior Statutory Auditor)

For and on behalf of

Cohen Arnold

Chartered accountants & statutory auditor

New Burlington House

1075 Finchley Road

LONDON

NW11 0PU

28 NOVEMBER 2023

S F Foundation
Company Limited by Guarantee
Statement of Financial Activities
(including income and expenditure account)
Year ended 31 January 2023

		2023	2022
	Note	Unrestricted funds £	Total funds £
Income and endowments			
Donations and legacies	5	3,014,127	346,705
Investment income	6	3,254,489	567,156
Total income		<u>6,268,616</u>	<u>913,861</u>
Expenditure			
Expenditure on raising funds:			
Investment management costs	7	(1,296,930)	(1,094,567)
Expenditure on charitable activities	8,9	(3,340,119)	(2,579,367)
Total expenditure		<u>(4,637,049)</u>	<u>(3,673,934)</u>
Net gains/(losses) on investments	11	2,232,225	(6,982)
Net income/(expenditure)		<u>3,863,792</u>	<u>(2,767,055)</u>
Other recognised gains and losses			
Losses from revaluation of fixed assets		(3,083,334)	(772,480)
Net movement in funds		780,458	(3,539,535)
Reconciliation of funds			
Total funds brought forward		41,549,764	45,089,299
Total funds carried forward		<u>42,330,222</u>	<u>41,549,764</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 16 to 28 form part of these financial statements.

S F Foundation
Company Limited by Guarantee
Statement of Financial Position
31 January 2023

	Note	2023 £	£	2022 £	£
Fixed assets					
Tangible fixed assets	15		2,458		1,563
Investments	16		<u>37,125,907</u>		<u>43,825,888</u>
			<u>37,128,365</u>		<u>43,827,451</u>
Current assets					
Debtors	17	9,147,646		11,143,268	
Cash at bank and in hand		<u>7,753,804</u>		<u>222,796</u>	
		<u>16,901,450</u>		<u>11,366,064</u>	
Creditors: amounts falling due within one year	18	<u>(2,482,225)</u>		<u>(7,082,379)</u>	
Net current assets			<u>14,419,225</u>		<u>4,283,685</u>
Total assets less current liabilities			<u>51,547,590</u>		<u>48,111,136</u>
Creditors: amounts falling due after more than one year	19		<u>(9,217,368)</u>		<u>(6,561,372)</u>
Net assets			<u>42,330,222</u>		<u>41,549,764</u>
Funds of the charity					
Unrestricted funds:					
Revaluation reserve		8,315,614		10,737,348	
Other unrestricted income funds		<u>34,014,608</u>		<u>30,812,416</u>	
Total unrestricted funds		<u>42,330,222</u>		<u>41,549,764</u>	
Total charity funds	20		<u>42,330,222</u>		<u>41,549,764</u>

These financial statements were approved by the board of trustees and authorised for issue on ~~28 November 2022~~ and are signed on behalf of the board by:



Rifka Niederman
Trustee

The notes on pages 16 to 28 form part of these financial statements.

S F Foundation
Company Limited by Guarantee
Statement of Cash Flows
Year ended 31 January 2023

	2023 £	2022 £
Cash flows from operating activities		
Net income/(expenditure)	3,863,792	(2,767,055)
<i>Adjustments for:</i>		
Depreciation of tangible fixed assets	820	535
Net gains/(losses) on investments	(2,232,225)	6,982
Dividends, interest and rents from investments	(2,367,314)	(2,158,381)
Other interest receivable and similar income	(887,175)	1,591,225
Interest payable and similar charges	551,960	149,107
<i>Changes in:</i>		
Trade and other debtors	1,193,633	(357,555)
Trade and other creditors	(569,390)	571,403
Cash generated from operations	(445,899)	(2,963,739)
Interest paid	(554,508)	(145,677)
Interest received	1,689,164	776,406
Net cash from/(used in) operating activities	<u>688,757</u>	<u>(2,333,010)</u>
Cash flows from investing activities		
Dividends, interest and rents from investments	2,367,314	2,158,381
Purchase of tangible assets	(1,715)	—
Purchases of other investments	(24,987)	(1,344,080)
Proceeds from sale of other investments	5,873,859	468,018
Net cash from investing activities	<u>8,214,471</u>	<u>1,282,319</u>
Cash flows from financing activities		
Proceeds from borrowings	(1,372,220)	(1,729,598)
Net cash used in financing activities	<u>(1,372,220)</u>	<u>(1,729,598)</u>
Net increase/(decrease) in cash and cash equivalents	7,531,008	(2,780,289)
Cash and cash equivalents at beginning of year	<u>222,796</u>	<u>3,003,085</u>
Cash and cash equivalents at end of year	<u>7,753,804</u>	<u>222,796</u>

The notes on pages 16 to 28 form part of these financial statements.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements
Year ended 31 January 2023

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 143 Upper Clapton Road, London, E5 9DB.

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 as a going concern.

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.

Judgements made by the trustees, in the application of these accounting policies that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are discussed below:

i. Property valuations

The charity's property portfolio is valued by either an external independent valuer with appropriate qualifications and experience or the directors based on their understanding of property market conditions. The valuation of the charity's properties is inherently subjective, depending on many factors, including the individual nature of each property, its location and expected future net rental values, market yields and comparable market transactions. Therefore, the valuations are subject to a degree of uncertainty and are made on the basis of assumptions which may not prove to be accurate, particularly in periods of difficult market or economic conditions.

ii. Debtors

Management uses details of the age of debtors and the status of any disputes together with external evidence of the credit status of the counterparty in making judgements concerning any need to impair the carrying values.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2023

3. Accounting policies *(continued)*

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. There are no designated funds as at the balance sheet date.

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. There are no restricted funds as at the balance sheet date.

Incoming resources

All incoming resources are 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. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2023

3. Accounting policies *(continued)*

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 raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- 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.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fixtures and fittings - 25% reducing balance

Investments

Unlisted equity investments are initially recorded at cost, and subsequently measured at fair value. If fair value cannot be reliably measured, assets are measured at cost less impairment.

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements (continued)
Year ended 31 January 2023

3. Accounting policies (continued)

Investment property

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure.

Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in income or expenditure.

If a reliable measure of fair value is no longer available without undue cost or effort for an item of investment property, it shall be transferred to tangible assets and treated as such until it is expected that fair value will be reliably measurable on an on-going basis.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

Financial instruments

A financial asset or a financial liability is recognised only when the charity 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.

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.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements (continued)
Year ended 31 January 2023

3. Accounting policies (continued)

Financial instruments (continued)

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Limited by guarantee

The charity is a company limited by guarantee and as such, its governing documents are its Memorandum and Articles of Association.

5. Donations and legacies

	Unrestricted Funds £	Total Funds 2023 £	Unrestricted Funds £	Total Funds 2022 £
Donations				
Donations receivable	<u>3,014,127</u>	<u>3,014,127</u>	<u>346,705</u>	<u>346,705</u>

6. Investment income

	Unrestricted Funds £	Total Funds 2023 £	Unrestricted Funds £	Total Funds 2022 £
Income from UK investment properties	2,367,314	2,367,314	2,158,381	2,158,381
Bank interest receivable	67,503	67,503	5	5
Loan interest receivable	410,705	410,705	(1,694,617)	(1,694,617)
Foreign currency exchange (losses)/ gains	<u>408,967</u>	<u>408,967</u>	<u>103,387</u>	<u>103,387</u>
	<u>3,254,489</u>	<u>3,254,489</u>	<u>567,156</u>	<u>567,156</u>

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements (continued)
Year ended 31 January 2023

7. Investment management costs

	Unrestricted Funds	Total Funds 2023	Unrestricted Funds	Total Funds 2022
	£	£	£	£
Interest payable and similar charges	551,960	551,960	149,107	149,107
Investment management costs	743,691	743,691	944,278	944,278
Bank charges	1,279	1,279	1,182	1,182
	<u>1,296,930</u>	<u>1,296,930</u>	<u>1,094,567</u>	<u>1,094,567</u>

8. Expenditure on charitable activities by fund type

	Unrestricted Funds	Total Funds 2023	Unrestricted Funds	Total Funds 2022
	£	£	£	£
Donations paid	3,285,215	3,285,215	2,505,802	2,505,802
Support costs	54,904	54,904	73,565	73,565
	<u>3,340,119</u>	<u>3,340,119</u>	<u>2,579,367</u>	<u>2,579,367</u>

9. Expenditure on charitable activities by activity type

	Grant funding of activities	Support costs	Total funds 2023	Total fund 2022
	£	£	£	£
Donations paid	3,285,215	—	3,285,215	2,505,802
Governance costs	—	54,904	54,904	73,565
	<u>3,285,215</u>	<u>54,904</u>	<u>3,340,119</u>	<u>2,579,367</u>

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2023

9. Expenditure on charitable activities by activity type
(continued)

ANALYSIS OF GRANTS PAYABLE

The following grant payments were made during the year ended 31 January 2023:

	£
Side By Side School Ltd	235,000
Moreshet Hatorah Ltd	210,000
Chevras Mo'oz Ladol	147,436
Kollel Viznitz London	128,750
O&G Schreiber Charitable Trust	120,000
Live and Learn	115,000
Shir Chessed Beis Yisroel	105,500
Friends Of Sanz Institutions	98,000
United Talmudical Associates Ltd	97,330
Congregation Sharei Sholom Tchabe Ltd	78,500
Bait Limud Vchesed	75,875
Friends Of Mercaz Hatorah Belz Macnivka	75,000
Start Upright	62,000
Keren Chochmas Shloma Trust	55,500
CMZ Ltd	50,000
Low Cost Living Ltd	50,000
Ozar Lenetzrochim Ltd	50,000
Zoreya Tzedokos	50,000
Chasdei Sholom	49,000
KYL Central Shul Trust	47,957
V'yoel Moshe Charitable Trust	47,800
Khal Chasdei Yerushalayim	46,181
Mifal Hachessed Vehatzedokoh	46,000
Amud Hatzodoka Trust	44,408
Kupath Chasdei Aharon Ltd	38,800
Yeshiva Gedolah Seminary	36,496
Beis Aharon TT Activity Centre	35,000
Wldowa Charity & Rehabilitation Trust	34,050
Refuah Helpline	32,919
Kollel Veyoel Moshe	32,000
Lehachzikom UK	30,941
Ahavat Yisroel UK	30,000
Toldos Aharon Trust Ltd	29,800
Mercaz Torah Vechedes Ltd	25,500
Friends Of Beis Chinuch Lebonos Trust	25,000
Friends Of Beis Soroh Schneirer	25,000
One Heart - Lev Echod	25,000
Amounts below £25,000	799,472
Total Grants Payable	<u>3,285,215</u>

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements (continued)
Year ended 31 January 2023

9. Expenditure on charitable activities by activity type

(continued)

The full list of charitable donations are detailed in a separate publication entitled - SF Foundation - Schedule of Charitable Donations. Copies of this schedule are available to the public by writing to the secretary, Mrs R Niederman, SF Foundation, 143 Upper Clapton Road, London E5 9DB by Registered Post.

The charity has during the year made charitable donations to various institutions and individuals and the donations have been made for general charitable purposes. The donations can be analysed as follows:

	2023
	£
Advancement of jewish religion and education	1,930,244
Grants to other grant making charities	209,631
Relief of poverty	402,424
General charitable purposes	742,916
Total	<u>3,285,215</u>

10. Analysis of support costs

	Audit fees	General expenses	Legal and Professional fees	Total 2023	Total 2022
	£	£	£	£	£
Governance costs	<u>40,703</u>	<u>13,436</u>	<u>765</u>	<u>54,904</u>	<u>73,565</u>

11. Net gains/(losses) on investments

	Unrestricted Funds	Total Funds	Unrestricted Funds	Total Funds
	2023	2023	2022	2022
	£	£	£	£
Gains/(losses) on other investment assets	<u>2,232,225</u>	<u>2,232,225</u>	<u>(6,982)</u>	<u>(6,982)</u>

12. Net income/(expenditure)

Net income/(expenditure) is stated after charging/(crediting):

	2023	2022
	£	£
Depreciation of tangible fixed assets	820	535
Fees payable for the audit of the financial statements	<u>40,703</u>	<u>36,201</u>

13. Staff costs

There were no employees other than the trustees during the year.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2023

14. Trustee remuneration and expenses

- no remuneration or other benefits from employment with the charity or a related entity were received by the trustees; and
- no trustee expenses were borne by the charity.

15. Tangible fixed assets

	Fixtures and fittings £	Total £
Cost		
At 1 February 2022	15,874	15,874
Additions	1,715	1,715
At 31 January 2023	<u>17,589</u>	<u>17,589</u>
Depreciation		
At 1 February 2022	14,311	14,311
Charge for the year	820	820
At 31 January 2023	<u>15,131</u>	<u>15,131</u>
Carrying amount		
At 31 January 2023	<u>2,458</u>	<u>2,458</u>
At 31 January 2022	<u>1,563</u>	<u>1,563</u>

16. Investments

	Investment properties £
Cost or valuation	
At 1 February 2022	43,825,888
Additions	24,987
Disposals	(3,641,634)
Fair value movements	(3,083,334)
At 31 January 2023	<u>37,125,907</u>
Impairment	
At 1 February 2022 and 31 January 2023	
Carrying amount	
At 31 January 2023	<u>37,125,907</u>
At 31 January 2022	<u>43,825,888</u>

All investments shown above are held at valuation.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2023

16. Investments *(continued)*

Investment properties

All investments shown above are held at fair value. The historical cost of the investments as at 31 January 2023 amounts to £29m (2022: £33m).

The properties have been valued by the trustees who are considered to have the experience and expertise required to undertake such an exercise. The valuation was made on an open market value basis by reference to market evidence available for similar properties in the same location taking into account the age and condition of the properties.

17. Debtors

	2023	2022
	£	£
Trade debtors	978,609	810,597
Prepayments and accrued income	163,238	972,294
Investment Loans	7,417,550	8,718,134
Other debtors	588,249	642,243
	<u>9,147,646</u>	<u>11,143,268</u>

Included in Investment loans is £3,241,499 (2022: £2,844,438) which is secured by a promissory note and a pledge on investments in FPG SG Lincoln Street, LLC, a Delaware Limited Partnership. It bears interest at 4.5% per annum and is repayable in September 2023.

The majority of the investment loans are repayable on demand and are secured and yield interest at between 4% and 6% per annum.

18. Creditors: amounts falling due within one year

	2023	2022
	£	£
Bank loans and overdrafts	330,501	4,358,717
Trade creditors	350,160	1,421,587
Accruals and deferred income	256,927	263,001
Social security and other taxes	68,814	99,185
Loan Creditors	1,475,823	939,889
	<u>2,482,225</u>	<u>7,082,379</u>

19. Creditors: amounts falling due after more than one year

	2023	2022
	£	£
Bank loans and overdrafts	<u>9,217,368</u>	<u>6,561,372</u>

Included within creditors: amounts falling due after more than one year is an amount of £128,697 (2022: £Nil) in respect of liabilities payable or repayable by instalments which fall due for payment after more than five years from the reporting date.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements (continued)
Year ended 31 January 2023

19. Creditors: amounts falling due after more than one year (continued)

The bank loans and overdrafts bear interest at various rates ranging from 2.5% to 5.6% per annum and are secured by way of fixed legal charges over the charity's investment properties.

Analysis of loans:

	2023 £	2022 £
Total Bank Loans	9,547,869	10,920,089
Included in current liabilities	(330,501)	(4,358,717)
	<u>9,217,368</u>	<u>6,561,372</u>

Loan maturity analysis:

	2023 £	2022 £
In more than one year but no more than two years	5,300,000	-
In more than two years but not more than five years	3,666,667	6,283,680
In more than five years	250,701	277,692
Total	<u>9,217,368</u>	<u>6,561,372</u>

20. Analysis of charitable funds

Unrestricted funds

	At 1 Feb 2022 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Jan 2023 £
General funds	30,812,416	6,268,616	(4,637,049)	(661,600)	2,232,225	34,014,608
Revaluation reserve	10,737,348	-	-	661,600	(3,083,334)	8,315,614
	<u>41,549,764</u>	<u>6,268,616</u>	<u>(4,637,049)</u>	<u>-</u>	<u>(851,109)</u>	<u>42,330,222</u>

	At 1 Feb 2021 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Jan 2022 £
General funds	33,394,531	913,861	(3,673,934)	184,940	(6,982)	30,812,416
Revaluation reserve	11,694,768	-	-	(184,940)	(772,480)	10,737,348
	<u>45,089,299</u>	<u>913,861</u>	<u>(3,673,934)</u>	<u>-</u>	<u>(779,462)</u>	<u>41,549,764</u>

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements (continued)
Year ended 31 January 2023

21. Analysis of net assets between funds

	Unrestricted Funds £	Total Funds 2023 £
Tangible fixed assets	37,128,365	37,128,365
Current assets	16,901,450	16,901,450
Creditors less than 1 year	(2,482,225)	(2,482,225)
Creditors greater than 1 year	(9,217,368)	(9,217,368)
Net assets	42,330,222	42,330,222
	Unrestricted Funds £	Total Funds 2022 £
Tangible fixed assets	43,827,451	43,827,451
Current assets	11,366,064	11,366,064
Creditors less than 1 year	(7,082,379)	(7,082,379)
Creditors greater than 1 year	(6,561,372)	(6,561,372)
Net assets	41,549,764	41,549,764

22. Related parties

During the year the charity received the following donations from entities/individuals connected with the trustees.

	2023 £	2022 £
Alta Integration Ltd	2,800,000	—
West Pimbo Ltd	—	210,000
Donations <£100,000	202,570	68,705

23. Financial instruments

The carrying amount for each category of financial instrument is as follows:

	2023 £	2022 £
Financial assets that are debt instruments measured at amortised cost		
Financial assets that are debt instruments measured at amortised cost	16,901,450	11,366,064
Financial liabilities measured at amortised cost		
Financial liabilities measured at amortised cost	11,699,593	13,643,751

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2023

24. Analysis of changes in net debt

	At 1 Feb 2022	Cash flows	At 31 Jan 2023
	£	£	£
Cash at bank and in hand	222,796	7,531,008	7,753,804
Debt due within one year	(4,358,717)	4,028,216	(330,501)
Debt due after one year	(6,561,372)	(2,655,996)	(9,217,368)
	<u>(10,697,293)</u>	<u>8,903,228</u>	<u>(1,794,065)</u>

SF FOUNDATION

England & Wales - Charity number 1105843

Accounts

COMPANY REGISTRATION NUMBER: 05213113

CHARITY REGISTRATION NUMBER: 1105843

S F Foundation
Company Limited by Guarantee
Financial Statements
31 January 2022

COHEN ARNOLD
Chartered accountants & statutory auditor
New Burlington House
1075 Finchley Road
LONDON
NW11 0PU

S F Foundation
Company Limited by Guarantee
Financial Statements
Year ended 31 January 2022

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S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report)
Year ended 31 January 2022

The trustees, who are also the directors for the purposes of company law, present their report and the financial statements of the charity for the year ended 31 January 2022.

Reference and administrative details

Registered charity name	S F Foundation
Charity registration number	1105843
Company registration number	05213113
Principal office and registered office	143 Upper Clapton Road London E5 9DB
The trustees	Hannah Lipschitz Rifka Niederman Miriam Schreiber
Company secretary	Rifka Niederman
Auditor	Cohen Arnold Chartered accountants & statutory auditor New Burlington House 1075 Finchley Road LONDON NW11 0PU
Bankers	HSBC Bank Plc 39 High Street Ashford Kent TN24 8TG
Solicitors	Lopian Wagner Solicitors Maybrook House 40 Black Friars Street Manchester M3 2EG

S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report) *(continued)*
Year ended 31 January 2022

Structure, governance and management

Governing document

The charity is a company limited by guarantee and as such, its governing documents are its Memorandum and Articles of Association.

Appointment Training and Recruitment of Trustees

As set out in the Articles of Association the number of trustees shall be not less than three but shall not be subject to any maximum.

The charity may by ordinary resolution appoint a person who is willing to act to be a trustee either to fill a vacancy or as an additional trustee. A trustee shall cease to hold office by virtue of Article 35 of the Articles of Association.

It is not currently the intention of the trustees of the charity to appoint new trustees. Should the situation change in the future, the trustees will apply suitable recruitment and training procedures.

The quorum for the transaction of the business of the trustees may be fixed by the trustees but shall not be less than the majority of their number or two trustees, whichever is the greater.

None of the trustees have any beneficial interest in the charity.

Risk management

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

Financial risk management and policies

The charity holds or issues financial instruments in order to achieve three main objectives being:

- a) to finance its operations
- b) to manage its exposure to interest and currency risks arising from operations and from its sources of finance; and
- c) to generate funds.

In addition various financial instruments (e.g. trade debtors, trade creditors, accruals and prepayments) arise directly from the charity's operations.

Credit risks

The charity monitors credit risk closely and considers that its current policies of credit risk checks meet its objectives of managing exposure to credit risk.

The charity has no significant concentrations of credit risks. Amounts shown in the balance sheet represent the maximum credit exposure in the event other parties fail to perform their obligations under the financial instruments.

S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report) *(continued)*
Year ended 31 January 2022

Risk management (cont'd)

The principal risks to which the charity is exposed are:

- a) Liabilities arising from property investment activity
- b) Tenant defaults
- c) Damage to property from flood, fire or terrorist action
- d) The availability of liquid funds to make grants and donations
- e) Uncertainty surrounding the war in Ukraine and the associated macro-economic factors such as increases in inflation and interest rates
- f) The economic cycle generally

The charity seeks to manage or mitigate such risks wherever possible through measures including insurance, tenant screening and monitoring, rigorous reviews of acquisition and investment opportunities, external expert advice, monitoring cash and regular monitoring of the economic outlook. It is recognised that systems can only provide reasonable but not absolute assurance that major risks have been adequately managed.

Objectives and activities

Objects

The objects of the charity are:

- i) the advancement and furtherance of the Jewish Religion and Jewish Religious education and the alleviation of poverty among the Jewish community throughout the world.
- ii) other charitable activities that the trustees may from time to time determine.

Aims, objectives and activities for public benefit

The trustees confirm that they have referred to the guidance contained in the Charity's Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities and setting the grant making policy for the year.

The charity was set up to support the activities of religious Jewish organisations especially in the field of education. The trustees identify institutions and organisations which meet its criteria and regularly support a number of these institutions and organisations, both in England and abroad.

The charity is also supportive of organisations which are solely committed to the relief of poverty. Such organisations assist needy Jewish families financially and through the distribution of basic necessities. The trustees continued their support of those organisations deemed to promote the objects of the charity.

During the year, the charity made donations to institutions in accordance with the charity's objects for advancement of education and relief of poverty. These activities were undertaken for public benefit to further the charity's objectives.

S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report) *(continued)*
Year ended 31 January 2022

Grant making policy

Grants and donations 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 in the United Kingdom and abroad. The Trustees consider all requests which they receive and make donations based on the level of funds available.

In making Grants and Donations, the Trustees use their personal knowledge of the relevant Institutions, their representatives, operational efficiency and reputation. The Trustees monitor the application of the Grants and Donations by meeting with representatives of the Institutions and obtaining information as to the utilisation of funds.

Investment powers and policy

In accordance with the Memorandum and Articles of Association, the charity has the power to make any investments which the trustees see fit. The trustees regularly review the charity's position and needs in respect of the investment policy.

Reserves policy

It is the policy of the charity to maintain unrestricted funds, which are the free reserves of the charity, at a level which the Trustees think appropriate after considering the future commitments of the charity and the likely administrative costs of the charity for the next year. The trustees have assessed both the risks that their charity faced and the charity's ability to manage their financial impact. As at 31 January 2022 the Charity had total reserves of £41.6m. Total reserves as stated in Note 23 was £41.6m of which £10.7m relates to revaluation reserves. The composition of this reserve is as shown in Note 24. By its very nature the element of unrestricted reserves represented by the revaluation surplus of investment in fixed assets is not readily available for distribution. The Trustees have adopted a policy that tries to ensure the continuing ability of the charity to meet its objectives. A proportion of reserves are to be invested to generate income at a level, such that the ever-increasing calls on the charity can be met by self-generated income. The level of reserves is under continuous strategic review.

Fixed assets

The movements in fixed assets are fully reflected in the notes 17 and 18 to the financial statements.

Investments

The charity's investment properties are held by Alexandra Swansea Limited, Alta Investments Limited, Chester Beech Limited, Dalmeny Properties Limited, Fender Limited, Finestrand Limited, Honeycrown Properties Limited, Leafy Investments Limited, Letaher Limited, Midos London Limited, Morstar Investments Limited, Pearcorn Limited, Singlevalley Limited, SF Residential Limited, Tamlink Limited, Wakefield Investments (UK) Limited and Wellingflow Limited; all of which act as bare trustees. The income and expenditure arising from these property investments are reflected in these financial statements. Investment properties are included in the financial statements at trustees' valuation; in accordance with the Charities SORP FRS 102. All the trustees have experience in the field of property valuation.

S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report) *(continued)*
Year ended 31 January 2022

Strategic report

The following sections for achievements and performance and financial review form the strategic report of the charity.

Achievements and performance

During the year the charity continued its activities and maintained its support of religious educational and other charitable institutions in England and abroad.

Financial review

The charity is dependent on income from voluntary donations and investments as stated in note 5 and note 6 of the financial statements. The charity's incoming resources have decreased to £0.9m (2021: £4.6m) due to current economic circumstances and the pandemic. Expenditure on investment management costs and charitable activities were higher at £3.7m (2021: £2.9m). The net expenditure for the year was £2.8m (2021: £1.6m net income) and total reserves was £41.6m (2021: £45.1m). Past reserves, including cash reserves, have been utilised to support the increase in expenditure and increase in grants and donations.

Key Performance Indicators

The Trustees monitor the charity's performance against the strategic objectives on a regular basis. Performance is assessed against the strategy and expectations using financial and non-financial indicators. The key financial performance indicators used by the charity are as follows:

	2022	2021
	£	£
Grants and donations paid	2,505,802	1,876,583
Net investment (loss)/income	(527,411)	1,958,219
Net loss on investments	(772,480)	(209,782)
Net movement in funds-(deficit)/surplus	(3,539,535)	1,420,265
Total Funds	41,549,764	45,089,299

During the year the charity renegotiated the loan arrangement with Hungerford Park Limited. Under the new terms the loan debtor will be charged interest at a flat rate of 5% per annum instead of 1% per month compound. This resulted in the write back of previously overaccrued interest receivable of £1.9m (see note 6). The trustees consider this new agreement to be more realistic and in the best interest of the charity.

Plans for future periods

The charity plans continuing the activities outlined above in the coming years subject to incoming resources being maintained at a satisfactory level. It is the trustees aim to ensure future income stream by the acquisition of investments, the income of which will reduce its dependence on voluntary donations.

S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report) *(continued)*
Year ended 31 January 2022

Trustees' responsibilities statement

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

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

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and 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.

Auditor

Each of the persons who is a trustee at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the charity's auditor is unaware; and
- they have taken all steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

The auditor is deemed to have been re-appointed in accordance with section 487 of the Companies Act 2006.

The trustees' annual report and the strategic report were approved on 23/11/2022 and signed on behalf of the board of trustees by:

DocuSigned by:

899ED1BC13A148E...
Rifka Niederman
Trustee

S F Foundation
Company Limited by Guarantee
Independent Auditor's Report to the Members of S F Foundation
Year ended 31 January 2022

Opinion

We have audited the financial statements of S F Foundation (the 'charity') for the year ended 31 January 2022 which comprise the statement of financial activities (including income and expenditure account), statement of financial position, statement of cash flows and the related notes, 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 FRS 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 charity's affairs as at 31 January 2022 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- 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.

S F Foundation
Company Limited by Guarantee
Independent Auditor's Report to the Members of S F Foundation *(continued)*
Year ended 31 January 2022

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. 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 the audit:

- the information given in the trustees' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- 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 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.

S F Foundation
Company Limited by Guarantee
Independent Auditor's Report to the Members of S F Foundation *(continued)*
Year ended 31 January 2022

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors for the purposes 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 charity 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:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the company through discussion with the management and identified which were most significant with respect to the financial statements. We identified Companies Act 2006 (including associated regulations), Charities Act 2011, Charities SORP (FRS 102), Financial Reporting Standard 102, Taxation Laws and Regulations, The Landlord and Tenant Act and Health & Safety Regulations as being most significant to these financial statements. We communicated these identified frameworks amongst our audit team and remained alert to any indications of non-compliance throughout the audit. We ensured that the engagement team had sufficient competence and capability to identify or recognise non-compliance with laws and regulations.
- We discussed with the directors and senior management the policies and procedures regarding compliance with these legal and regulatory frameworks.
- We assessed the susceptibility of the company's financial statements to material misstatement, including how fraud might occur, by reviewing the company's identified risks and enquiry with the directors and senior management during the planning and finalisation phases of our audit and by using proprietary disclosure checklists. The susceptibility to such material misstatement was determined to be low.

S F Foundation
Company Limited by Guarantee
Independent Auditor's Report to the Members of S F Foundation *(continued)*
Year ended 31 January 2022

- Based on this understanding we designed our audit procedures to identify non-compliance with the identified legal and regulatory frameworks, which were part of our procedures on the related financial statement items. Our procedures included reviewing the company's internal controls policies and procedures, reviewing the minutes of board meetings and correspondence with regulatory bodies including HM Revenue & Customs, testing transactions outside the normal course of the business and journal entries, and discussions with the directors and senior management.

Owing 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, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, 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 non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

S F Foundation
Company Limited by Guarantee
Independent Auditor's Report to the Members of S F Foundation *(continued)*
Year ended 31 January 2022

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the charity'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 the charity's members those matters we are required to state to them in an auditor's 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 members as a body, for our audit work, for this report, or for the opinions we have formed.

DocuSigned by:



5AA920BA47A644B
Moshe Broner-Cohen (Senior Statutory Auditor)

For and on behalf of
Cohen Arnold
Chartered accountants & statutory auditor
New Burlington House
1075 Finchley Road
LONDON
NW11 0PU
23/11/2022

S F Foundation
Company Limited by Guarantee
Statement of Financial Activities
(including income and expenditure account)
Year ended 31 January 2022

		2022	2021
		Unrestricted funds	Total funds
	Note	£	£
Income and endowments			
Donations and legacies	5	346,705	1,586,508
Investment income	6	567,156	2,969,676
Other income	7	–	490
Total income		<u>913,861</u>	<u>4,556,674</u>
Expenditure			
Expenditure on raising funds:			
Investment management costs	8	(1,094,567)	(1,011,947)
Expenditure on charitable activities	9,10	(2,579,367)	(1,914,680)
Total expenditure		<u>(3,673,934)</u>	<u>(2,926,627)</u>
Net losses on investments	13	(6,982)	–
Net (expenditure)/income		<u>(2,767,055)</u>	<u>1,630,047</u>
Other recognised gains and losses			
Losses from revaluation of fixed assets		(772,480)	(209,782)
Net movement in funds		(3,539,535)	1,420,265
Reconciliation of funds			
Total funds brought forward		45,089,299	43,669,034
Total funds carried forward		<u>41,549,764</u>	<u>45,089,299</u>

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

S F Foundation
Company Limited by Guarantee
Statement of Financial Position
31 January 2022

	Note	2022 £	2021 £
Fixed assets			
Tangible fixed assets	17	1,563	2,098
Investments	18	43,825,888	43,729,288
		<u>43,827,451</u>	<u>43,731,386</u>
Current assets			
Debtors	19	11,143,268	13,153,344
Cash at bank and in hand		222,796	3,003,130
		<u>11,366,064</u>	<u>16,156,474</u>
Creditors: amounts falling due within one year	21	<u>(7,082,379)</u>	<u>(3,202,518)</u>
Net current assets		<u>4,283,685</u>	<u>12,953,956</u>
Total assets less current liabilities		<u>48,111,136</u>	<u>56,685,342</u>
Creditors: amounts falling due after more than one year	22	<u>(6,561,372)</u>	<u>(11,596,043)</u>
Net assets		<u>41,549,764</u>	<u>45,089,299</u>
Funds of the charity			
Unrestricted funds:			
Revaluation reserve		10,737,348	11,694,768
Other unrestricted income funds		30,812,416	33,394,531
Total unrestricted funds		<u>41,549,764</u>	<u>45,089,299</u>
Total charity funds	23	<u>41,549,764</u>	<u>45,089,299</u>

These financial statements were approved by the board of trustees and authorised for issue on 23/11/2022
, and are signed on behalf of the board by:

DocuSigned by:

 899ED1BC13A148E...
 Rifka Niederman
 Trustee

The notes on pages 15 to 25 form part of these financial statements.

S F Foundation
Company Limited by Guarantee
Statement of Cash Flows
Year ended 31 January 2022

	Note	2022 £	2021 £
Cash flows from operating activities			
Net (expenditure)/income		(2,767,055)	1,630,047
<i>Adjustments for:</i>			
Depreciation of tangible fixed assets		535	713
Net losses on investments		6,982	–
Dividends, interest and rents from investments		(2,158,381)	(2,364,546)
Other interest receivable and similar income		1,591,225	(605,130)
Accrued income		(38,975)	(32,154)
<i>Changes in:</i>			
Trade and other debtors		(357,555)	1,235,121
Trade and other creditors		610,378	(443,543)
Cash generated from operations		(3,112,846)	(579,492)
Interest paid		3,430	(11,652)
Interest received		776,406	(68,981)
Net cash used in operating activities		<u>(2,333,010)</u>	<u>(660,125)</u>
Cash flows from investing activities			
Dividends, interest and rents from investments		2,158,381	2,364,546
Purchases of other investments		(1,344,080)	(14,500)
Proceeds from sale of other investments		468,018	–
Net cash from investing activities		<u>1,282,319</u>	<u>2,350,046</u>
Cash flows from financing activities			
Proceeds from borrowings		(1,729,598)	(398,968)
Net cash used in financing activities		<u>(1,729,598)</u>	<u>(398,968)</u>
Net (decrease)/increase in cash and cash equivalents		(2,780,289)	1,290,953
Cash and cash equivalents at beginning of year		3,003,085	1,712,132
Cash and cash equivalents at end of year	20	<u>222,796</u>	<u>3,003,085</u>

The notes on pages 15 to 25 form part of these financial statements.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements
Year ended 31 January 2022

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 143 Upper Clapton Road, London, E5 9DB.

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 as a going concern.

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.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2022

3. Accounting policies *(continued)*

Incoming resources

All incoming resources are 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. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

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 raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- 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.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2022

3. Accounting policies *(continued)*

Tangible assets *(continued)*

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fixtures and fittings - 25% reducing balance

Investments

Unlisted equity investments are initially recorded at cost, and subsequently measured at fair value. If fair value cannot be reliably measured, assets are measured at cost less impairment.

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

Investment property

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure.

Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in income or expenditure.

If a reliable measure of fair value is no longer available without undue cost or effort for an item of investment property, it shall be transferred to tangible assets and treated as such until it is expected that fair value will be reliably measurable on an on-going basis.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2022

3. Accounting policies *(continued)*

Financial instruments

A financial asset or a financial liability is recognised only when the charity 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.

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.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Limited by guarantee

The charity is a company limited by guarantee and as such, its governing documents are its Memorandum and Articles of Association.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2022

5. Donations and legacies

	Unrestricted Funds £	Total Funds 2022 £	Unrestricted Funds £	Total Funds 2021 £
Donations				
Donations receivable	346,705	346,705	1,586,508	1,586,508

6. Investment income

	Unrestricted Funds £	Total Funds 2022 £	Unrestricted Funds £	Total Funds 2021 £
Income from UK investment properties	2,158,381	2,158,381	2,364,546	2,364,546
Bank interest receivable	5	5	253	253
Loan interest receivable	(1,694,617)	(1,694,617)	796,999	796,999
Foreign currency exchange (losses)/ gains	103,387	103,387	(192,122)	(192,122)
	<u>567,156</u>	<u>567,156</u>	<u>2,969,676</u>	<u>2,969,676</u>

7. Other income

	Unrestricted Funds £	Total Funds 2022 £	Unrestricted Funds £	Total Funds 2021 £
Government grant income	—	—	490	490

8. Investment management costs

	Unrestricted Funds £	Total Funds 2022 £	Unrestricted Funds £	Total Funds 2021 £
Interest payable and similar charges	149,107	149,107	561,591	561,591
Investment management costs	944,278	944,278	449,483	449,483
Bank charges	1,182	1,182	873	873
	<u>1,094,567</u>	<u>1,094,567</u>	<u>1,011,947</u>	<u>1,011,947</u>

9. Expenditure on charitable activities by fund type

	Unrestricted Funds £	Total Funds 2022 £	Unrestricted Funds £	Total Funds 2021 £
Donations paid	2,505,802	2,505,802	1,876,583	1,876,583
Support costs	73,565	73,565	38,097	38,097
	<u>2,579,367</u>	<u>2,579,367</u>	<u>1,914,680</u>	<u>1,914,680</u>

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2022

10. Expenditure on charitable activities by activity type

	Grant funding of activities	Support costs	Total funds 2022	Total fund 2021
	£	£	£	£
Donations paid	2,505,802	–	2,505,802	1,876,583
Governance costs	–	73,565	73,565	38,097
	<u>2,505,802</u>	<u>73,565</u>	<u>2,579,367</u>	<u>1,914,680</u>

The charity has during the year made charitable donations to various institutions and individuals and the donations have been made for general charitable purposes. The donations can be analysed as follows:

	2022
	£
Advancement of jewish religion and education	1,424,468
Grants to other grant making charities	311,455
Relief of poverty	405,900
General charitable purposes	363,979
Total	<u>2,505,802</u>

11. Analysis of support costs

	Audit fees	General expenses	Legal and Professional fees	Total 2022	Total 2021
	£	£	£	£	£
Governance costs	<u>36,201</u>	<u>32,499</u>	<u>4,865</u>	<u>73,565</u>	<u>38,097</u>

12. Analysis of grants

	2022	2021
	£	£
Grants to institutions		
Toldos Aharon Trust Ltd	–	215,347
Zichron Ahron Trust Ltd	–	100,000
Rentrust Foundation Limited	–	366,210
Taharat Aharon	–	137,749
The Gilmoor Benevolent Fund Ltd	185,000	–
Donations < £90,000	<u>2,320,802</u>	<u>1,057,277</u>
	<u>2,505,802</u>	<u>1,876,583</u>
Total grants	<u>2,505,802</u>	<u>1,876,583</u>

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2022

13. Net losses on investments

	Unrestricted Funds £	Total Funds 2022 £	Unrestricted Funds £	Total Funds 2021 £
Gains/(losses) on other investment assets	(6,982)	(6,982)	—	—

14. Net (expenditure)/income

Net (expenditure)/income is stated after charging/(crediting):

	2022 £	2021 £
Depreciation of tangible fixed assets	535	713
Fees payable for the audit of the financial statements	36,201	36,305

15. Staff costs

There were no employees other than the trustees during the year.

16. Trustee remuneration and expenses

- no remuneration or other benefits from employment with the charity or a related entity were received by the trustees; and
- no trustee expenses were borne by the charity.

17. Tangible fixed assets

	Fixtures and fittings £	Total £
Cost		
At 1 February 2021 and 31 January 2022	15,874	15,874
Depreciation		
At 1 February 2021	13,776	13,776
Charge for the year	535	535
At 31 January 2022	14,311	14,311
Carrying amount		
At 31 January 2022	1,563	1,563
At 31 January 2021	2,098	2,098

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2022

18. Investments

	Investment properties £
Cost or valuation	
At 1 February 2021	43,729,288
Additions	1,344,080
Disposals	(475,000)
Fair value movements	(772,480)
At 31 January 2022	<u>43,825,888</u>
Impairment	
At 1 February 2021 and 31 January 2022	
Carrying amount	
At 31 January 2022	<u>43,825,888</u>
At 31 January 2021	<u>43,729,288</u>

All investments shown above are held at valuation.

Investment properties

All investments shown above are held at fair value. The historical cost of the investments as at 31 January 2022 amounts to £33m (2021: £32m).

The properties have been valued by the trustees who are considered to have the experience and expertise required to undertake such an exercise. The valuation was made on an open market value basis by reference to market evidence available for similar properties in the same location taking into account the age and condition of the properties.

19. Debtors

	2022 £	2021 £
Trade debtors	810,597	1,317,687
Prepayments and accrued income	972,294	3,498,870
Investment Loans	8,718,134	7,570,681
Other debtors	642,243	766,106
	<u>11,143,268</u>	<u>13,153,344</u>

Included in Investment loans is £2,844,438 (2021: £2,667,930) which is secured by a promissory note and a pledge on investments in FPG SG Lincoln Street, LLC, a Delaware Limited Partnership. It bears interest at 4.5% per annum and is repayable in September 2023.

The majority of the investment loans are repayable on demand and are secured and yield interest at between 4% and 6% per annum.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2022

20. Cash and cash equivalents

Cash and cash equivalents comprise the following:

	2022	2021
	£	£
Cash at bank and in hand	222,796	3,003,130
Bank overdrafts	–	(45)
	<u>222,796</u>	<u>3,003,085</u>

21. Creditors: amounts falling due within one year

	2022	2021
	£	£
Bank loans and overdrafts	4,358,717	1,053,689
Trade creditors	1,421,587	673,144
Accruals and deferred income	263,001	298,546
Social security and other taxes	99,185	135,931
Other creditors	–	53,774
Loan Creditors	939,889	987,434
	<u>7,082,379</u>	<u>3,202,518</u>

22. Creditors: amounts falling due after more than one year

	2022	2021
	£	£
Bank loans and overdrafts	<u>6,561,372</u>	<u>11,596,043</u>

Included within creditors: amounts falling due after more than one year is an amount of £157,489 (2021: £200,211) in respect of liabilities payable or repayable by instalments which fall due for payment after more than five years from the reporting date.

The bank loans and overdrafts bear interest at various rates ranging from 2.5% to 5.6% per annum and are secured by way of fixed legal charges over the charity's investment properties.

Analysis of loans:

	2022	2021
	£	£
Total Bank Loans	10,920,089	12,649,687
Included in current liabilities	<u>(4,358,717)</u>	<u>(1,053,644)</u>
	<u>6,561,372</u>	<u>11,596,043</u>

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2022

22. Creditors: amounts falling due after more than one year *(continued)*

Loan maturity analysis:

	2022	2021
	£	£
In more than one year but no more than two years	-	4,487,401
In more than two years but not more than five years	6,283,680	6,778,231
In more than five years	277,692	330,411
Total	<u>6,561,372</u>	<u>11,596,043</u>

23. Analysis of charitable funds

Unrestricted funds

	At 1 Feb 2021	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Jan 2022
General funds	33,394,531	913,861	(3,673,934)	184,940	(6,982)	30,812,416
Revaluation reserve	11,694,768	-	-	(184,940)	(772,480)	10,737,348
	<u>45,089,299</u>	<u>913,861</u>	<u>(3,673,934)</u>	<u>-</u>	<u>(779,462)</u>	<u>41,549,764</u>

	At 1 Feb 2020	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Jan 2021
General funds	31,764,484	4,556,674	(2,926,627)	-	-	33,394,531
Revaluation reserve	11,904,550	-	-	-	(209,782)	11,694,768
	<u>43,669,034</u>	<u>4,556,674</u>	<u>(2,926,627)</u>	<u>-</u>	<u>(209,782)</u>	<u>45,089,299</u>

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2022

24. Analysis of net assets between funds

	Unrestricted Funds £	Total Funds 2022 £
Tangible fixed assets	43,827,451	43,827,451
Current assets	11,366,064	11,366,064
Creditors less than 1 year	(7,082,379)	(7,082,379)
Creditors greater than 1 year	(6,561,372)	(6,561,372)
Net assets	41,549,764	41,549,764

	Unrestricted Funds £	Total Funds 2021 £
Tangible fixed assets	43,731,386	43,731,386
Current assets	16,156,474	16,156,474
Creditors less than 1 year	(3,202,518)	(3,202,518)
Creditors greater than 1 year	(11,596,043)	(11,596,043)
Net assets	45,089,299	45,089,299

25. Related parties

During the year the charity received the following donations from entities/individuals connected with the trustees.

	2022 £	2021 £
Midos GC Ltd	–	150,000
Midos Investments Ltd	–	100,000
Midos Pentonville Ltd	–	335,000
Ritz Properties Ltd	–	100,000
West Pimbo Ltd	210,000	–
Donations <£100,000	68,705	609,508

26. Analysis of changes in net debt

	At 1 Feb 2021 £	Cash flows £	At 31 Jan 2022 £
Cash at bank and in hand	3,003,130	(2,780,334)	222,796
Bank overdrafts	(45)	45	–
Debt due within one year	(1,053,644)	(3,305,073)	(4,358,717)
Debt due after one year	(11,596,043)	5,034,671	(6,561,372)
	(9,646,602)	(1,050,691)	(10,697,293)

SF FOUNDATION

England & Wales - Charity number 1105843

Accounts

COMPANY REGISTRATION NUMBER: 05213113

CHARITY REGISTRATION NUMBER: 1105843

S F Foundation
Company Limited by Guarantee
Financial Statements
31 January 2021

COHEN ARNOLD
Chartered accountants & statutory auditor
New Burlington House
1075 Finchley Road
LONDON
NW11 0PU

S F Foundation
Company Limited by Guarantee
Financial Statements
Year ended 31 January 2021

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S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report)
Year ended 31 January 2021

The trustees, who are also the directors for the purposes of company law, present their report and the financial statements of the charity for the year ended 31 January 2021.

Reference and administrative details

Registered charity name	S F Foundation
Charity registration number	1105843
Company registration number	05213113
Principal office and registered office	143 Upper Clapton Road London E5 9DB
The Trustees	Hannah Lipschitz Rifka Niederman Miriam Schreiber
Company secretary	Rifka Niederman
Auditor	Cohen Arnold Chartered accountants & statutory auditor New Burlington House 1075 Finchley Road LONDON NW11 0PU
Bankers	HSBC Bank Plc 39 High Street Ashford Kent TN24 8TG
Solicitors	Lopian Wagner Solicitors Maybrook House 40 Black Friars Street Manchester M3 2EG

S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report) *(continued)*
Year ended 31 January 2021

Structure, governance and management

Governing document

The charity is a company limited by guarantee and as such, its governing documents are its Memorandum and Articles of Association.

Appointment Training and Recruitment of Trustees

As set out in the Articles of Association the number of trustees shall be not less than three but shall not be subject to any maximum.

The charity may by ordinary resolution appoint a person who is willing to act to be a trustee either to fill a vacancy or as an additional trustee. A trustee shall cease to hold office by virtue of Article 35 of the Articles of Association.

It is not currently the intention of the trustees of the charity to appoint new trustees. Should the situation change in the future, the trustees will apply suitable recruitment and training procedures.

The quorum for the transaction of the business of the trustees may be fixed by the trustees but shall not be less than the majority of their number or two trustees, whichever is the greater.

None of the trustees have any beneficial interest in the charity.

RISK MANAGEMENT

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

Financial risk management and policies

The charity holds or issues financial instruments in order to achieve three main objectives being:

- a) to finance its operations
- b) to manage its exposure to interest and currency risks arising from operations and from its sources of finance; and
- c) to generate funds.

In addition various financial instruments (e.g. trade debtors, trade creditors, accruals and prepayments) arise directly from the charity's operations.

Credit risks

The charity monitors credit risk closely and considers that its current policies of credit risk checks meet its objectives of managing exposure to credit risk.

The charity has no significant concentrations of credit risks. Amounts shown in the balance sheet represent the maximum credit exposure in the event other parties fail to perform their obligations under the financial instruments.

It is recognised that systems can only provide reasonable but not absolute assurance that major risks have been adequately managed.

S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report) *(continued)*
Year ended 31 January 2021

Objectives and activities

Objects

The objects of the charity are:

- i) the advancement and furtherance of the Jewish Religion and Jewish Religious education and the alleviation of poverty among the Jewish community throughout the world.
- ii) other charitable activities that the trustees may from time to time determine.

Aims, objectives and activities for public benefit

The trustees confirm that they have referred to the guidance contained in the Charity's Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities and setting the grant making policy for the year.

The charity was set up to support the activities of religious Jewish organisations especially in the field of education. The trustees identify institutions and organisations which meet its criteria and regularly support a number of these institutions and organisations, both in England and abroad.

The charity is also supportive of organisations which are solely committed to the relief of poverty. Such organisations assist needy Jewish families financially and through the distribution of basic necessities. The trustees continued their support of those organisations deemed to promote the objects of the charity.

During the year, the charity made donations to institutions in accordance with the charity's objects for advancement of education and relief of poverty. These activities were undertaken for public benefit to further the charity's objectives.

Strategic report

The following sections for achievements and performance and financial review form the strategic report of the charity.

Achievements and performance

During the year the charity continued its activities and maintained its support of religious educational and other charitable institutions in England and abroad.

Financial review

The charity is dependent on income from voluntary donations and investments as stated in note 5 and note 6 of the financial statements. The charity's incoming resources have decreased to £4.6m (2020: £5.7m). Expenditure on investment management costs and charitable activities were also lower at £2.9m (2020: £4m). The net income for the year was £1.6m (2020: £1.7m) and total reserves was £45.1m (2020: £43.7m). The results have been impacted by the ongoing pandemic.

S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report) (continued)
Year ended 31 January 2021

Plans for future periods

The charity plans continuing the activities outlined above in the coming years subject to incoming resources being maintained at a satisfactory level. It is the trustees aim to ensure future income stream by the acquisition of investments, the income of which will reduce its dependence on voluntary donations.

GRANT MAKING POLICY

Grants and donations 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 in the United Kingdom and abroad. The Trustees consider all requests which they receive and make donations based on the level of funds available.

In making Grants and Donations, the Trustees use their personal knowledge of the relevant Institutions, their representatives, operational efficiency and reputation. The Trustees monitor the application of the Grants and Donations by meeting with representatives of the Institutions and obtaining information as to the utilisation of funds.

INVESTMENT POWERS AND POLICY

In accordance with the Memorandum and Articles of Association, the charity has the power to make any investments which the trustees see fit. The trustees regularly review the charity's position and needs in respect of the investment policy.

RESERVES POLICY

It is the policy of the charity to maintain unrestricted funds, which are the free reserves of the charity, at a level which the Trustees think appropriate after considering the future commitments of the charity and the likely administrative costs of the charity for the next year. The trustees have assessed both the risks that their charity faced and the charity's ability to manage their financial impact. As at 31 January 2021 the Charity had total reserves of £45.1m. Unrestricted Funds excluding tangible assets (including £11.7m revaluation reserve) are described in Note 22 to the Financial Statements. The composition of this reserve is as shown in Note 23. By its very nature the element of unrestricted reserves represented by the revaluation surplus of investment in fixed assets is not readily available for distribution. The Trustees have adopted a policy that tries to ensure the continuing ability of the charity to meet its objectives. A proportion of reserves are to be invested to generate income at a level, such that the ever-increasing calls on the charity can be met by self-generated income. The level of reserves is under continuous strategic review.

Key Performance Indicators

The Trustees monitor the charity's performance against the strategic objectives on a regular basis. Performance is assessed against the strategy and expectations using financial and non-financial indicators. The key financial performance indicators used by the charity are as follows:

	2021	2020
	£	£
Grants and donations paid	1,876,583	2,902,643
Net investment income	3,981,623	2,032,081
Net(loss)/gain on investments	(209,782)	2,629,606
Net movement in funds-surplus	1,420,265	4,307,640
Total Funds	45,089,299	43,669,034

S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report) *(continued)*
Year ended 31 January 2021

FIXED ASSETS

The movements in fixed assets are fully reflected in the notes 16 and 17 to the financial statements.

INVESTMENTS

The charity's investment properties are held by Alexandra Swansea Limited, Alta Investments Limited, Chester Beech Limited, Dalmeny Properties Limited, Fender Limited, Finestrand Limited, Honeycrown Properties Limited, Leafy Investments Limited, Letaher Limited, Midos London Limited, Morstar Investments Limited, Pearcorn Limited, Singlevalley Limited, SF Residential Limited, Tamlink Limited, Wakefield Investments (UK) Limited and Wellingflow Limited; all of which act as bare trustees. The income and expenditure arising from these property investments are reflected in these financial statements. Investment properties are included in the financial statements at trustees' valuation; in accordance with the Charities SORP FRS 102. All the trustees have experience in the field of property valuation.

Trustees' responsibilities statement

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

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

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and 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.

S F Foundation
Company Limited by Guarantee
Trustees' Annual Report (Incorporating the Director's Report) *(continued)*
Year ended 31 January 2021

Auditor

Each of the persons who is a trustee at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the charity's auditor is unaware; and
- they have taken all steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

The auditor is deemed to have been re-appointed in accordance with section 487 of the Companies Act 2006.

The trustees' annual report and the strategic report were approved on 23/12/2021..... and signed on behalf of the board of trustees by:

DocuSigned by:

899ED1BC13A148E...
Rifka Niederman
Trustee

S F Foundation
Company Limited by Guarantee
Independent Auditor's Report to the Members of S F Foundation
Year ended 31 January 2021

Opinion

We have audited the financial statements of S F Foundation (the 'charity') for the year ended 31 January 2021 which comprise the statement of financial activities (including income and expenditure account), statement of financial position, statement of cash flows and the related notes, 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 FRS 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 charity's affairs as at 31 January 2021 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- 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.

S F Foundation
Company Limited by Guarantee
Independent Auditor's Report to the Members of S F Foundation *(continued)*
Year ended 31 January 2021

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. 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 the audit:

- the information given in the trustees' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- 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 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.

S F Foundation
Company Limited by Guarantee
Independent Auditor's Report to the Members of S F Foundation *(continued)*
Year ended 31 January 2021

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors for the purposes 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 charity 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:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the company through discussion with the management and identified which were most significant with respect to the financial statements. We identified Companies Act 2006 (including associated regulations), Charities Act 2011, Charities SORP (FRS 102), Financial Reporting Standard 102, Taxation Laws and Regulations, The Landlord and Tenant Act and Health & Safety Regulations as being most significant to these financial statements. We communicated these identified frameworks amongst our audit team and remained alert to any indications of non-compliance throughout the audit. We ensured that the engagement team had sufficient competence and capability to identify or recognise non-compliance with laws and regulations.
- We discussed with the directors and senior management the policies and procedures regarding compliance with these legal and regulatory frameworks.
- We assessed the susceptibility of the company's financial statements to material misstatement, including how fraud might occur, by reviewing the company's identified risks and enquiry with the directors and senior management during the planning and finalisation phases of our audit and by using proprietary disclosure checklists. The susceptibility to such material misstatement was determined to be low.

S F Foundation
Company Limited by Guarantee
Independent Auditor's Report to the Members of S F Foundation *(continued)*
Year ended 31 January 2021

- Based on this understanding we designed our audit procedures to identify non-compliance with the identified legal and regulatory frameworks, which were part of our procedures on the related financial statement items. Our procedures included reviewing the company's internal controls policies and procedures, reviewing the minutes of board meetings and correspondence with regulatory bodies including HM Revenue & Customs, testing transactions outside the normal course of the business and journal entries, and discussions with the directors and senior management.

Owing 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, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, 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 non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

S F Foundation
Company Limited by Guarantee
Independent Auditor's Report to the Members of S F Foundation *(continued)*
Year ended 31 January 2021

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the charity'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 the charity's members those matters we are required to state to them in an auditor's 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 members as a body, for our audit work, for this report, or for the opinions we have formed.

DocuSigned by:



5AA920DA47A644B
Moshe Broner-Cohen (Senior Statutory Auditor)

For and on behalf of
Cohen Arnold
Chartered accountants & statutory auditor
New Burlington House
1075 Finchley Road
LONDON
NW11 0PU

23/12/2021

S F Foundation
Company Limited by Guarantee
Statement of Financial Activities
(including income and expenditure account)
Year ended 31 January 2021

		2021	2020
		Unrestricted funds	Total funds
	Note	£	£
Income and endowments			
Donations and legacies	5	1,586,508	1,586,508
Investment income	6	2,969,676	2,969,676
Other income	7	490	490
Total income		<u>4,556,674</u>	<u>4,556,674</u>
Expenditure			
Expenditure on raising funds:			
Investment management costs	8	(1,011,947)	(1,011,947)
Expenditure on charitable activities	9,10	(1,914,680)	(1,914,680)
Total expenditure		<u>(2,926,627)</u>	<u>(2,926,627)</u>
Net income		<u>1,630,047</u>	<u>1,630,047</u>
Other recognised gains and losses			
(Losses)/gains from revaluation of fixed assets		(209,782)	(209,782)
Net movement in funds		1,420,265	1,420,265
Reconciliation of funds			
Total funds brought forward		43,669,034	43,669,034
Total funds carried forward		<u>45,089,299</u>	<u>45,089,299</u>

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

S F Foundation
Company Limited by Guarantee
Statement of Financial Position
31 January 2021

	Note	2021 £	2020 £
Fixed assets			
Tangible fixed assets	16	2,098	2,811
Investments	17	43,729,288	43,924,570
		<u>43,731,386</u>	<u>43,927,381</u>
Current assets			
Debtors	18	13,153,344	13,714,354
Cash at bank and in hand		3,003,130	1,712,132
		<u>16,156,474</u>	<u>15,426,486</u>
Creditors: amounts falling due within one year	20	<u>(3,202,518)</u>	<u>(4,053,788)</u>
Net current assets		<u>12,953,956</u>	<u>11,372,698</u>
Total assets less current liabilities		<u>56,685,342</u>	<u>55,300,079</u>
Creditors: amounts falling due after more than one year	21	<u>(11,596,043)</u>	<u>(11,631,045)</u>
Net assets		<u>45,089,299</u>	<u>43,669,034</u>
Funds of the charity			
Unrestricted funds:			
Revaluation reserve		11,694,768	11,904,550
Other unrestricted income funds		33,394,531	31,764,484
Total unrestricted funds		<u>45,089,299</u>	<u>43,669,034</u>
Total charity funds	22	<u>45,089,299</u>	<u>43,669,034</u>

These financial statements were approved by the board of trustees and authorised for issue on 23/12/2021, and are signed on behalf of the board by:

DocuSigned by:

899ED18C13A148E...
Rifka Niederman
Trustee

S F Foundation
Company Limited by Guarantee
Statement of Cash Flows
Year ended 31 January 2021

	Note	2021 £	2020 £
Cash flows from operating activities			
Net income		1,630,047	1,678,034
<i>Adjustments for:</i>			
Depreciation of tangible fixed assets		713	7,669
Dividends, interest and rents from investments		(2,364,546)	(2,175,275)
Other interest receivable and similar income		(605,130)	(873,196)
Accrued (income)/expenses		(32,154)	113,880
<i>Changes in:</i>			
Trade and other debtors		1,235,121	(778,926)
Trade and other creditors		(443,543)	501,242
Cash generated from operations		(579,492)	(1,526,572)
Interest paid		(11,652)	55,564
Interest received		(68,981)	103,864
Net cash used in operating activities		(660,125)	(1,367,144)
Cash flows from investing activities			
Dividends, interest and rents from investments		2,364,546	2,175,275
Purchases of other investments		(14,500)	(8,945,812)
Proceeds from sale of other investments		—	502,843
Net cash from/(used in) investing activities		2,350,046	(6,267,694)
Cash flows from financing activities			
Proceeds from borrowings		(398,968)	6,324,570
Net cash (used in)/from financing activities		(398,968)	6,324,570
Net increase/(decrease) in cash and cash equivalents		1,290,953	(1,310,268)
Cash and cash equivalents at beginning of year		1,712,132	3,022,400
Cash and cash equivalents at end of year	19	3,003,085	1,712,132

The notes on pages 15 to 26 form part of these financial statements.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements
Year ended 31 January 2021

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 143 Upper Clapton Road, London, E5 9DB.

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 as a going concern.

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.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2021

3. Accounting policies *(continued)*

Incoming resources

All incoming resources are 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. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

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 raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- 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.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2021

3. Accounting policies *(continued)*

Tangible assets *(continued)*

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fixtures and fittings - 25% reducing balance

Investments

Unlisted equity investments are initially recorded at cost, and subsequently measured at fair value. If fair value cannot be reliably measured, assets are measured at cost less impairment.

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

Investment property

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure.

Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in income or expenditure.

If a reliable measure of fair value is no longer available without undue cost or effort for an item of investment property, it shall be transferred to tangible assets and treated as such until it is expected that fair value will be reliably measurable on an on-going basis.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2021

3. Accounting policies *(continued)*

Financial instruments

A financial asset or a financial liability is recognised only when the charity 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.

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.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Limited by guarantee

The charity is a company limited by guarantee and as such, its governing documents are its Memorandum and Articles of Association.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2021

5. Donations and legacies

	Unrestricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Total Funds 2020 £
Donations				
Donations receivable	<u>1,586,508</u>	<u>1,586,508</u>	<u>2,605,393</u>	<u>2,605,393</u>

6. Investment income

	Unrestricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Total Funds 2020 £
Income from UK investment properties	2,364,546	2,364,546	2,175,275	2,175,275
Bank interest receivable	253	253	3,168	3,168
Loan interest receivable	796,999	796,999	886,917	886,917
Foreign currency exchange (losses)/ gains	<u>(192,122)</u>	<u>(192,122)</u>	<u>(16,889)</u>	<u>(16,889)</u>
	<u>2,969,676</u>	<u>2,969,676</u>	<u>3,048,471</u>	<u>3,048,471</u>

7. Other income

	Unrestricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Total Funds 2020 £
Government grant income	<u>490</u>	<u>490</u>	<u>—</u>	<u>—</u>

8. Investment management costs

	Unrestricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Total Funds 2020 £
Interest payable and similar charges	561,591	561,591	339,776	339,776
Investment management costs	449,483	449,483	674,442	674,442
Bank charges	<u>873</u>	<u>873</u>	<u>2,172</u>	<u>2,172</u>
	<u>1,011,947</u>	<u>1,011,947</u>	<u>1,016,390</u>	<u>1,016,390</u>

9. Expenditure on charitable activities by fund type

	Unrestricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Total Funds 2020 £
Donations paid	1,876,583	1,876,583	2,902,643	2,902,643
Support costs	<u>38,097</u>	<u>38,097</u>	<u>56,797</u>	<u>56,797</u>
	<u>1,914,680</u>	<u>1,914,680</u>	<u>2,959,440</u>	<u>2,959,440</u>

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2021

10. Expenditure on charitable activities by activity type

	Grant funding of activities	Support costs	Total funds 2021	Total fund 2020
	£	£	£	£
Donations paid	1,876,583	—	1,876,583	2,902,643
Governance costs	—	38,097	38,097	56,797
	<u>1,876,583</u>	<u>38,097</u>	<u>1,914,680</u>	<u>2,959,440</u>

The charity has during the year made charitable donations to various institutions and individuals and the donations have been made for general charitable purposes. The donations can be analysed as follows:

	2021
	£
Advancement of jewish religion and education	1,513,917
Grants to other grant making charities	140,839
Relief of poverty	190,488
General charitable purposes	31,339
Total	<u>1,876,583</u>

11. Analysis of support costs

	Audit fees	General expenses	Total 2021	Total 2020
	£	£	£	£
Governance costs	<u>36,305</u>	<u>1,792</u>	<u>38,097</u>	<u>56,797</u>

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2021

12. Analysis of grants

	2021	2020
	£	£
Grants to institutions		
Binyen Torah Ltd	–	112,000
Friends of Beis Chinuch Lebonos	–	90,000
Friends of Beis Soroh Schneirer	–	90,000
Kollel Torah Veyirah Ltd	–	98,000
Mercaz Torah Vechesed Limited	–	90,000
Mifal Hachesed Vehatzadoko	–	90,000
One Heart Lev Echod	–	90,500
The New Rachmistrivke Synagogue Trust	–	107,400
Toldos Aharon Trust Ltd	215,347	155,600
Yedidey Bnos Beit Shemesh	–	197,345
Yeshiva Gedola Veyira Sevenoaks	–	97,000
Kollel Veyoel Moshe	–	95,000
Zichron Ahron Trust Ltd	100,000	–
Rentrust Foundation Limited	366,210	–
Taharat Aharon	137,749	–
Donations < £90,000	1,057,277	1,589,798
	1,876,583	2,902,643
Total grants	1,876,583	2,902,643

13. Net income

Net income is stated after charging/(crediting):

	2021	2020
	£	£
Depreciation of tangible fixed assets	713	7,669
Fees payable for the audit of the financial statements	36,305	37,200

14. Staff costs

There were no employees other than the trustees during the year.

15. Trustee remuneration and expenses

- no remuneration or other benefits from employment with the charity or a related entity were received by the trustees; and
- no trustee expenses were borne by the charity.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2021

16. Tangible fixed assets

	Fixtures and fittings £	Total £
Cost		
At 1 February 2020 and 31 January 2021	<u>15,874</u>	<u>15,874</u>
Depreciation		
At 1 February 2020	13,063	13,063
Charge for the year	<u>713</u>	<u>713</u>
At 31 January 2021	<u>13,776</u>	<u>13,776</u>
Carrying amount		
At 31 January 2021	<u>2,098</u>	<u>2,098</u>
At 31 January 2020	<u>2,811</u>	<u>2,811</u>

17. Investments

	Investment properties £
Cost or valuation	
At 1 February 2020	43,924,570
Additions	14,500
Fair value movements	<u>(209,782)</u>
At 31 January 2021	<u>43,729,288</u>
Impairment	
At 1 February 2020 and 31 January 2021	
Carrying amount	
At 31 January 2021	<u>43,729,288</u>
At 31 January 2020	<u>43,924,570</u>

All investments shown above are held at valuation.

Investment properties

All investments shown above are held at fair value. The historical cost of the investments as at 31 January 2021 amounts to £32m (2020: £32m).

The properties have been valued by the trustees who are considered to have the experience and expertise required to undertake such an exercise. The valuation was made on an open market value basis by reference to market evidence available for similar properties in the same location taking into account the age and condition of the properties.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2021

18. Debtors

	2021	2020
	£	£
Trade debtors	1,317,687	1,847,611
Prepayments and accrued income	3,498,870	2,816,185
Investment Loans	7,570,681	7,580,546
Other debtors	766,106	1,470,012
	<u>13,153,344</u>	<u>13,714,354</u>

Included in Investment loans is £2,667,930 (2020: £2,653,251) which is secured by a promissory note and a pledge on investments in FPG SG Lincoln Street, LLC, a Delaware Limited Partnership. It bears interest at 4.5% per annum and is repayable in September 2023.

The majority of the investment loans are repayable on demand and are secured and yield interest at between 4% and 12.6% per annum.

19. Cash and cash equivalents

Cash and cash equivalents comprise the following:

	2021	2020
	£	£
Cash at bank and in hand	3,003,130	1,712,132
Bank overdrafts	(45)	—
	<u>3,003,085</u>	<u>1,712,132</u>

20. Creditors: amounts falling due within one year

	2021	2020
	£	£
Bank loans and overdrafts	1,053,689	1,417,610
Trade creditors	673,144	1,304,324
Accruals and deferred income	298,546	342,352
Social security and other taxes	135,931	77,679
Other creditors	53,774	—
Loan Creditors	987,434	911,823
	<u>3,202,518</u>	<u>4,053,788</u>

21. Creditors: amounts falling due after more than one year

	2021	2020
	£	£
Bank loans and overdrafts	<u>11,596,043</u>	<u>11,631,045</u>

Included within creditors: amounts falling due after more than one year is an amount of £200,211 (2020: £240,536) in respect of liabilities payable or repayable by instalments which fall due for payment after more than five years from the reporting date.

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2021

21. Creditors: amounts falling due after more than one year *(continued)*

The bank loans and overdrafts bear interest at various rates ranging from 2.5% to 5.6% per annum and are secured by way of fixed legal charges over the charity's investment properties.

Analysis of loans:

	2021 £	2020 £
Total Bank Loans	12,649,687	13,048,655
Included in current liabilities	(1,053,644)	(1,417,610)
	<u>11,596,043</u>	<u>11,631,045</u>

Loan maturity analysis:

	2021 £	2020 £
In more than one year but no more than two years	4,487,401	683,333
In more than two years but not more than five years	6,778,231	10,608,376
In more than five years	330,411	339,336
Total	<u>11,596,043</u>	<u>11,631,045</u>

22. Analysis of charitable funds

Unrestricted funds

	At 1 Feb 2020 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Jan 2021 £
General funds	31,764,484	4,556,674	(2,926,627)	–	–	33,394,531
Revaluation reserve	11,904,550	–	–	–	(209,782)	11,694,768
	<u>43,669,034</u>	<u>4,556,674</u>	<u>(2,926,627)</u>	<u>–</u>	<u>(209,782)</u>	<u>45,089,299</u>

	At 1 Feb 2019 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Jan 2020 £
General funds	30,256,629	5,653,864	(3,975,830)	(170,179)	–	31,764,484
Revaluation reserve	9,104,765	–	–	170,179	2,629,606	11,904,550
	<u>39,361,394</u>	<u>5,653,864</u>	<u>(3,975,830)</u>	<u>–</u>	<u>2,629,606</u>	<u>43,669,034</u>

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2021

23. Analysis of net assets between funds

	Unrestricted Funds £	Total Funds 2021 £
Tangible fixed assets	43,747,708	43,747,708
Current assets	16,156,474	16,156,474
Creditors less than 1 year	(3,202,518)	(3,202,518)
Creditors greater than 1 year	(11,596,043)	(11,596,043)
Net assets	<u>45,105,621</u>	<u>45,105,621</u>

	Unrestricted Funds £	Total Funds 2020 £
Tangible fixed assets	43,927,381	43,927,381
Current assets	15,426,486	15,426,486
Creditors less than 1 year	(4,053,788)	(4,053,788)
Creditors greater than 1 year	(11,631,045)	(11,631,045)
Net assets	<u>43,669,034</u>	<u>43,669,034</u>

24. Related parties

During the year the charity received the following donations from entities/individuals connected with the trustees.

	2021 £	2020 £
Barnet Residential Ltd	—	100,000
Colberg Estates Ltd	—	125,000
Dyce Estates Ltd	—	200,000
Gateminster Ltd	—	900,000
Lakeview Investments Ltd	—	173,855
Midos GC Ltd	150,000	—
Midos Investments Ltd	100,000	—
Midos Pentonville Ltd	335,000	300,000
Ritz Properties Ltd	100,000	—
Sudbury Properties Ltd	—	212,635
Donations <£100,000	609,508	593,903

S F Foundation
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 January 2021

25. Analysis of changes in net debt

	At 1 Feb 2020	Cash flows	At 31 Jan 2021
	£	£	£
Cash at bank and in hand	1,712,132	1,290,998	3,003,130
Bank overdrafts	—	(45)	(45)
Debt due within one year	(1,417,610)	363,966	(1,053,644)
Debt due after one year	(11,631,045)	35,002	(11,596,043)
	<u>(11,336,523)</u>	<u>1,689,921</u>	<u>(9,646,602)</u>