

Charity Number: 1110468

North Cheshire Jewish Nursery Property Trust
Annual Report and Unaudited Financial Statements
for the financial year ended 31 August 2024

North Cheshire Jewish Nursery Property Trust

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North Cheshire Jewish Nursery Property Trust

REFERENCE AND ADMINISTRATIVE INFORMATION

Trustees	Ginette Esterkin Philip Hodari Anthony Wagner
Charity Number in England and Wales	1110468
Principal Address	North Cheshire Jewish Primary School St. Ann's Road North Heald Green Cheadle Stockport Cheshire SK8 4RZ
Independent Examiner	Steven Nixon BSc (Hons) FCCA Langers MN Ltd Chartered Certified Accountants and Registered Auditors 8-10 Gatley Road Cheadle Cheshire SK8 1PY
Principal Bankers	Lloyds TSB 223 Finney Lane Heald Green Cheadle Cheshire SK8 3PY

North Cheshire Jewish Nursery Property Trust

TRUSTEES' REPORT

for the financial year ended 31 August 2024

The trustees present their Trustees' Report and the unaudited financial statements for the financial year ended 31 August 2024.

The financial statements are prepared in accordance with the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

The Trustees' Report contains the information required to be provided in the Trustees' Annual Report under the Statement of Recommended Practice (SORP) guidelines. The trustees of the charity are also charity trustees for the purpose of charity law and under the charity's constitution are known as members of the board of trustees.

In this report the trustees of North Cheshire Jewish Nursery Property Trust present a summary of its purpose, governance, activities, achievements and finances for the financial year 31 August 2024.

The charity is a registered charity and although not obliged to comply with the Statement of Recommended Practice applicable in the UK and Republic of Ireland FRS 102, the organisation has implemented its recommendations where relevant in these financial statements.

Mission, Objectives and Strategy

Objectives

The Trust's objects, as laid out in the Trust Deed, are to provide facilities for the provision of education for children under statutory school age and to enhance the development and education of children under statutory school age.

Structure, Governance and Management

Structure

The charity is constituted as an unincorporated charity, established by Trust Deed dated 21/12/2004, as amended 22/01/2013. The governing document of the charity is the Trust Deed establishing the charity.

There are no restrictions in the governing documents on the operation of the Charity or on its investment powers other than those imposed by Charity Law.

The methods used to recruit and appoint new charity trustees

The trustees of the Trust were appointed by the trust deed from within the governing body of the School with a proven record of commitment to education, and in particular Jewish education. Future appointments are by the trustees. All Trustees serve for a period of 3 years, with the exception of the first trustees who have been appointed for terms of 3, 4 and 5 years, and are eligible for re-election. The trustees have the appropriate knowledge of how a charity created for educational purposes should operate. Nevertheless, consideration is currently being given to the most appropriate form of training for trustees.

The charity's organisational structure

The Trustees have a once yearly meeting to discuss issues arising from the administration of the Trust. Because the Trust employs no staff, further decisions in regard to the running of the Trust are made by the trustees by informal contact.

Review of Activities, Achievements and Performance

The objects of the Trust have been achieved by the Trust entering into a 125-year lease with the foundation trustees of the School of land on the campus of the School. On this land has been constructed a purpose-designed single-story nursery building to provide 70 places. The Trust has also provided equipment within the nursery building. The appropriate funds were raised through donations flowing from a fund-raising campaign managed by the trustees, including activities managed through the subsidiary, NCJPS Promotions Limited.

A mortgage of £200,000 was obtained from Allied Irish Bank in order to provide funds to pay the amount due to the building contractor and other costs. This has now been discharged in full.

The majority of rent due from the North Cheshire Jewish Nursery Education Trust is to be donated back to that trust, retaining any amount needed to pay administration fees.

The trustees have had regard to the Charity Commission's guidance on public benefit in managing the activities of the charity.

The Trust has undertaken no activities this year.

North Cheshire Jewish Nursery Property Trust TRUSTEES' REPORT

for the financial year ended 31 August 2024

Financial Review

Incoming resources, which relate wholly to unrestricted funds, totalled £30,001. Total resources expended, again wholly in respect of unrestricted funds, amounted to £34,238. Therefore the result for the year was a deficit of £4,237.

The net assets at 31 August 2024 amounted to £404,915. The value of tangible fixed assets, being the nursery building amounted to £399,706. Total liabilities amounted to £924.

The trustees consider the financial performance by the charity during the year to have been satisfactory.

Results

At the end of the financial year the charity has assets of £405,839 (2023 - £409,608) and liabilities of £924 (2023 - £456). The net assets of the charity have decreased by £(4,237).

Reserves Position and Policy

The view of the trustees is that there is no requirement to hold any significant cash reserves or other investments, because of the main objectives of the Trust. This statement has to take into account the main risk issue facing the Trust as set out below.

Principal Risks and Uncertainties

The main risk facing the Trust is that its current tenant, the Education Trust, does not attract sufficient pupil numbers.

In accordance with the Constitution, the trustees retire by rotation and, being eligible, offer themselves for re-election.

Compliance with Sector-Wide Legislation and Standards

The charity engages pro-actively with legislation, standards and codes which are developed for the sector. North Cheshire Jewish Nursery Property Trust subscribes to and is compliant with the following:

- The Charities SORP (FRS 102)

The charity's relationships with related parties.

The Charity now operates in partnership with the North Cheshire Jewish Nursery Education Trust, which provides nursery care on a day-to-day basis in the complex, the building of which this Trust was formed to achieve.

The Trust also works in cooperation with North Cheshire Jewish Primary School in so far as its aim is to increase the number of children in that school by providing a feeder nursery.

Approved by the Board of Trustees on 27/06/2025 and signed on its behalf by:



Ginette Esterkin
Trustee

North Cheshire Jewish Nursery Property Trust

STATEMENT OF TRUSTEES' RESPONSIBILITIES

for the financial year ended 31 August 2024

The trustees are responsible for preparing the financial statements in accordance with applicable law and regulations.

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the assets, liabilities and financial position of the charity as at the financial year end date and of the surplus or deficit of the charity and otherwise comply with the Charities Act 2011.

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

- select suitable accounting policies and apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with applicable accounting standards, identify those standards, and note the effect and the reasons for any material departure from those standards; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees confirm that they have complied with the above requirements in preparing the financial statements.

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 Charities Act 2011. 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.

Approved by the Board of Trustees on 27/06/2025 and signed on its behalf by:



Ginette Esterkin
Trustee

North Cheshire Jewish Nursery Property Trust

INDEPENDENT EXAMINER'S REPORT TO THE BOARD OF TRUSTEES OF NORTH CHESHIRE JEWISH NURSERY PROPERTY TRUST

I have examined the financial statements of the charity for the financial year ended 31 August 2024, which comprise the Statement of Financial Activities, the Balance Sheet and the related notes.

This report is made solely to the charity's members, as a body, in accordance with section 145 of the Charities Act 2011. My work has been undertaken so that I might compile the financial statements that I have been engaged to compile, report to the Board of Trustees that I have done so, and state those matters that I have agreed to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's members, as a body, for my work, or for this report.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011. The charity's trustees consider that an audit is not required for this financial year under Section 145 of the Charities Act 2011 and that an independent examination is required.

It is my responsibility to:

- examine the financial statements under section 145 of the Act;
- follow the procedures laid down by the general Directions given by the Charity Commission under section 145(5) of the Charities Act 2011; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Charities Act 2011
- the financial statements do not accord with those accounting records
- the financial statements do not comply with the accounting requirements of the Charities Act
- the financial statements have not been prepared in accordance with 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 (FRS102)
- there is further information needed for a proper understanding of the accounts to be reached.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.



Steven Nixon BSc (Hons) FCCA

LANGERS MN LTD

Chartered Certified Accountants and Registered Auditors

8-10 Gatley Road

Cheadle

Cheshire

SK8 1PY

Date: 27 June 2025

North Cheshire Jewish Nursery Property Trust

STATEMENT OF FINANCIAL ACTIVITIES

for the financial year ended 31 August 2024

	Notes	Unrestricted Funds 2024 £	Total Funds 2024 £	Unrestricted Funds 2023 £	Total Funds 2023 £
Income					
Donations and legacies	3.1	-	-	6,332	6,332
Charitable activities					
Nursery	3.2	30,000	30,000	30,000	30,000
Investments	3.3	1	1	-	-
Total income		30,001	30,001	36,332	36,332
Expenditure					
Charitable activities	4.1	34,238	34,238	34,226	34,226
Net income/(expenditure)		(4,237)	(4,237)	2,106	2,106
Transfers between funds		-	-	-	-
Net movement in funds for the financial year		(4,237)	(4,237)	2,106	2,106
Reconciliation of funds:					
Total funds beginning of the year	10	409,152	409,152	407,046	407,046
Total funds at the end of the year		404,915	404,915	409,152	409,152

The Statement of Financial Activities includes all gains and losses recognised in the financial year.
All income and expenditure relate to continuing activities.

North Cheshire Jewish Nursery Property Trust

BALANCE SHEET

as at 31 August 2024

		2024	2023
	Notes	£	£
Fixed Assets			
Tangible assets	7	<u>399,706</u>	<u>403,476</u>
Current Assets			
Cash at bank and in hand		<u>6,133</u>	<u>6,132</u>
Creditors: Amounts falling due within one year	8	<u>(924)</u>	<u>(456)</u>
Net Current Assets		<u>5,209</u>	<u>5,676</u>
Total Assets less Current Liabilities		<u>404,915</u>	<u>409,152</u>
Funds			
General fund (unrestricted)		<u>404,915</u>	<u>409,152</u>
Total funds	10	<u>404,915</u>	<u>409,152</u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard.

Approved by the Board of Trustees and authorised for issue on 27/06/2025 and signed on its behalf by

G C Esterkin

Ginette Esterkin
Trustee

North Cheshire Jewish Nursery Property Trust

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 August 2024

1. GENERAL INFORMATION

North Cheshire Jewish Nursery Property Trust is a charity incorporated in England. The registered office of the charity is North Cheshire Jewish Primary School, St. Ann's Road North, Heald Green, Cheadle, Stockport, Cheshire, SK8 4RZ, UK which is also the principal place of business of the charity. The financial statements have been presented in Pound (£) which is also the functional currency of the charity.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the charity's financial statements.

Basis of preparation

The financial statements have been prepared on the going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements have been prepared in accordance with the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland FRS 102", applying Section 1A of that Standard.

As permitted by the Companies Act 2006, the charity has varied the standard formats in that act for the Statement of Financial Activities and the Balance Sheet. Departures from the standard formats are to comply with the requirements of the Charities SORP and are in compliance with section 4.7, 10.6 and 15.2 of that SORP.

The Charity is public benefit entity.

Statement of compliance

The financial statements of the charity for the financial year ended 31 August 2024 have been prepared on the going concern basis and in accordance with the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland FRS 102", applying Section 1A of that Standard.

Fund accounting

The following are the categories of funds maintained:

Unrestricted funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

Income from charitable activities

All incoming resources are included in the statement of financial activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income.

Donated goods, facilities and services

Donated current assets are recognised at the current fair value. All such donations are recognised as donation income, and debited to current assets.

Investments

Income from investments is included in the year in which it is receivable.

Expenditure

Expenditure is recognised on an accrual basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

North Cheshire Jewish Nursery Property Trust

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 August 2024

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost or at valuation, less accumulated depreciation. The charge to depreciation is calculated to write off the original cost or valuation of tangible fixed assets, less their estimated residual value, over their expected useful lives as follows:

Long leasehold property - Straight line over life of lease

Cash at bank and in hand

Cash at bank and in hand comprises cash on deposit at banks requiring less than three months notice of withdrawal.

Taxation and deferred taxation

No current or deferred taxation arises as the charity has been granted charitable exemption. Irrecoverable valued added tax is expensed as incurred.

3. INCOME					
3.1 DONATIONS AND LEGACIES		Unrestricted Funds	Restricted Funds	2024	2023
		£	£	£	£
Gifts individually more than £1000		-	-	-	6,332
3.2 CHARITABLE ACTIVITIES		Unrestricted Funds	Restricted Funds	2024	2023
		£	£	£	£
Nursery:					
Letting of property for charitable purposes		30,000	-	30,000	30,000
3.3 INVESTMENTS		Unrestricted Funds	Restricted Funds	2024	2023
		£	£	£	£
Bank interest		1	-	1	-
4. EXPENDITURE					
4.1 CHARITABLE ACTIVITIES	Direct Costs	Other Costs	Support Costs	2024	2023
	£	£	£	£	£
North Cheshire Jewish Nursery Education Trust	30,000	-	-	30,000	30,000
Depreciation & Amortisation in total for the period	-	-	3,770	3,770	3,770
Governance Costs (Note 4.2)	-	-	468	468	456
	30,000	-	4,238	34,238	34,226
4.2 GOVERNANCE COSTS	Direct Costs	Other Costs	Support Costs	2024	2023
	£	£	£	£	£
Independent Examiner's fees	-	-	468	468	456
4.3 SUPPORT COSTS		Charitable Activities	Governance Costs	2024	2023
		£	£	£	£
Support		3,770	468	4,238	4,226

North Cheshire Jewish Nursery Property Trust
NOTES TO THE FINANCIAL STATEMENTS
for the financial year ended 31 August 2024

5. NET INCOME	2024	2023
	£	£
Net Income is stated after charging/(crediting):		
Depreciation of tangible assets	3,770	3,770
Independent Examiner's remuneration: - independent examination services	468	456
	=====	=====
6. INVESTMENT AND OTHER INCOME	2024	2023
	£	£
Bank interest	1	-
	=====	=====
7. TANGIBLE FIXED ASSETS		
	Long leasehold property £	Total £
Cost		
At 31 August 2024	463,704	463,704
Depreciation		
At 1 September 2023	60,228	60,228
Charge for the financial year	3,770	3,770
	=====	=====
At 31 August 2024	63,998	63,998
Net book value		
At 31 August 2024	399,706	399,706
	=====	=====
At 31 August 2023	403,476	403,476
	=====	=====
8. CREDITORS	2024	2023
Amounts falling due within one year	£	£
Trade creditors	456	-
Accruals and deferred income	468	456
	=====	=====
	924	456
	=====	=====
9. RESERVES		
	2024	2023
	£	£
At the beginning of the year	409,152	407,046
(Deficit)/Surplus for the financial year	(4,237)	2,106
	=====	=====
At the end of the year	404,915	409,152
	=====	=====

North Cheshire Jewish Nursery Property Trust
NOTES TO THE FINANCIAL STATEMENTS
for the financial year ended 31 August 2024

10. FUNDS

10.1 RECONCILIATION OF MOVEMENT IN FUNDS

	Unrestricted Funds £	Total Funds £
At 1 September 2022	407,046	407,046
Movement during the financial year	2,106	2,106
At 31 August 2023	409,152	409,152
Movement during the financial year	(4,237)	(4,237)
At 31 August 2024	404,915	404,915

10.2 ANALYSIS OF MOVEMENTS ON FUNDS

	Balance 1 September 2023 £	Income £	Expenditure £	Transfers between funds £	Balance 31 August 2024 £
Unrestricted funds					
Unrestricted General	409,152	30,001	34,238	-	404,915
Total funds	409,152	30,001	34,238	-	404,915

Unrestricted Revenue Funds

These funds are held for the meeting the objectives of the charity, and to provide reserves for future activities, and, subject to charity legislation, are free from all restrictions on their use.

10.3 ANALYSIS OF NET ASSETS BY FUND

	Fixed assets - charity use £	Current assets £	Current liabilities £	Total £
Unrestricted general funds	399,706	6,133	(924)	404,915
	399,706	6,133	(924)	404,915

11. TRUSTEES' REMUNERATION

No trustees or persons connected with them received any remuneration or expenses from the charity, or any related entity.

12. RELATED PARTY TRANSACTIONS

North Cheshire Jewish Nursery Education Trust

During the year £30,000 (2023 £30,000) rent was received from the Education Trust and a £30,000 (2023 £30,000) donation was paid to the Education Trust.

13. POST-BALANCE SHEET EVENTS

There have been no significant events affecting the Charity since the financial year-end.

14. WINDING UP OR DISSOLUTION OF THE CHARITY

If upon winding up or dissolution of the charity there remain any assets, after the satisfaction of all debts and liabilities, the assets represented by the accumulated fund shall be transferred to some other charitable body or bodies having similar objects to the charity.