

**COMPANY REGISTRATION NUMBER: 5371078**

**CHARITY REGISTRATION NUMBER: 1111090**

**Achim Limited**  
**Company Limited by Guarantee**  
**Unaudited Financial Statements**  
**For the year ended**  
**31 March 2025**

**COHEN ARNOLD**  
Chartered accountants  
New Burlington House  
1075 Finchley Road  
LONDON  
NW11 0PU

**Achim Limited**  
**Company Limited by Guarantee**  
**Financial Statements**  
**Year ended 31 March 2025**

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

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

**Reference and administrative details**

<b>Registered charity name</b>	Achim Limited
<b>Charity registration number</b>	1111090
<b>Company registration number</b>	5371078
<b>Principal office and registered office</b>	New Burlington House 1075 Finchley Road London NW11 0PU
<b>The trustees</b>	Mr J Stern Mr EC Dzialowski Mr K Dzialowski
<b>Independent examiner</b>	Mr M Broner-Cohen FCA New Burlington House 1075 Finchley Road LONDON NW11 0PU

**Structure, governance and management**

The charity is constituted as a company Limited by guarantee, and is therefore governed by its Memorandum and Articles of Association.

The governors (trustees) administer the day-to-day affairs of the charity. None of the trustees have any beneficial interest in the charity.

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 training and induction procedures.

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

**Objectives and activities**

The charity is established to promote any charitable purposes for the benefit of the members of the Orthodox Jewish community and in particular the advancement of education and the relief of poverty, sickness, hardship and distress.

The charity receives income mainly from its property investments and charitable receipts under gift aid, which it utilises in the provision and distribution of grants and donations.

The charity's principal activity throughout the year was the provision and distribution of donations and grants to organisations, and no change is envisaged in the immediate future.

The trustees confirm that they have referred to the guidance contained in the Charity 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.

**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 to pursue its philanthropic objects in support of educational, religious and other charitable organisations. Income from investments and donations aggregated £96,292 (2024: £85,180). Total resources expended were £170,955 (2024: £53,549), including donations to charitable institutions of £106,000. There was also a gain upon the disposal of an investment property of £13,228, resulting in a net deficit of £61,435 (2024: surplus £31,631).

**Financial review**

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

**Reserve Policy**

It is the policy of the charity to maintain unrestricted funds, which include 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 costs of the charity for the next year. At 31 March 2025 the charity had free reserves of £12,937 with unrestricted funds aggregating £1,237,507.

**Grant Making Policy**

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

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

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


**Plans for future periods**

The trustees plan to continue to make distributions in accordance with their grant making policy, to ensure that the ability to generate sufficient income is maintained to achieve that end and that an appropriate level of reserves is maintained. In determining the level of charitable grants and donations that the company may make, the trustees consider the income available for such purposes from its investment properties.

**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 manage those risks.

The trustees' annual report and the strategic report were approved on 4 August 2025 and signed on behalf of the board of trustees by:

Signed by:  
  
E60793632FDF4FC...

Mr K Dzialowski  
Trustee

**Achim Limited**  
**Company Limited by Guarantee**  
**Independent Examiner's Report to the Trustees of Achim Limited**  
**Year ended 31 March 2025**

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

**Responsibilities and basis of report**

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)b) of the Act.

**Independent examiner's statement**

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the financial statements do not accord with the accounting records; or
- the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

Signed by:

*Moshe Broner-Cohen*

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Mr M Broner-Cohen FCA  
Independent Examiner

New Burlington House  
1075 Finchley Road  
LONDON  
NW11 0PU

4 August 2025  
Date

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

		2025		2024
		Unrestricted		
	Note	funds	Total funds	Total funds
		£	£	£
<b>Income and endowments</b>				
Donations and legacies	5	11,204	<b>11,204</b>	3,809
Investment income	6	85,088	<b>85,088</b>	81,371
<b>Total income</b>		<u>96,292</u>	<u><b>96,292</b></u>	<u>85,180</u>
<b>Expenditure</b>				
Expenditure on raising funds:				
Investment management costs	7	(41,451)	<b>(41,451)</b>	(28,217)
Expenditure on charitable activities	8,9	(129,504)	<b>(129,504)</b>	(25,332)
<b>Total expenditure</b>		<u>(170,955)</u>	<u><b>(170,955)</b></u>	<u>(53,549)</u>
Net gains on investments	12	13,228	<b>13,228</b>	–
<b>Net (expenditure)/income and net movement in funds</b>		<u>(61,435)</u>	<u><b>(61,435)</b></u>	<u>31,631</u>
<b>Reconciliation of funds</b>				
Total funds brought forward		1,298,942	<b>1,298,942</b>	1,267,311
<b>Total funds carried forward</b>		<u>1,237,507</u>	<u><b>1,237,507</b></u>	<u>1,298,942</u>

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

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

**Achim Limited**  
**Company Limited by Guarantee**  
**Statement of Financial Position**  
**31 March 2025**

	Note	2025 £	£	2024 £	£
<b>Fixed assets</b>					
Investments	15		1,224,570		1,275,450
<b>Current assets</b>					
Debtors	16	6,475		12,796	
Cash at bank and in hand		9,762		20,041	
		<u>16,237</u>		<u>32,837</u>	
<b>Creditors: amounts falling due within one year</b>	17	<u>(3,300)</u>		<u>(9,345)</u>	
<b>Net current assets</b>			<u>12,937</u>		<u>23,492</u>
<b>Total assets less current liabilities</b>			<u>1,237,507</u>		<u>1,298,942</u>
<b>Net assets</b>			<u>1,237,507</u>		<u>1,298,942</u>
<b>Funds of the charity</b>					
Unrestricted funds			<u>1,237,507</u>		<u>1,298,942</u>
<b>Total charity funds</b>	18		<u>1,237,507</u>		<u>1,298,942</u>


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

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

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

These financial statements were approved by the board of trustees and authorised for issue on 4 August 2025, and are signed on behalf of the board by:

Signed by:  
  
E60793632FDF4FC...

Mr K Dzialowski  
Trustee

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



**Achim Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements**  
**Year ended 31 March 2025**

**1. General information**

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is New Burlington House, 1075 Finchley Road, London, NW11 0PU.

**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**

The financial statements have been prepared on a going concern basis. Although the charity incurred a deficit during the year, the trustees have reviewed its financial position and are satisfied that it remains financially resilient, with sufficient net assets to meet its obligations. The decision to make donations remains at the discretion of the trustees, and therefore the trustees have no material uncertainties about the charity's ability to continue as a going concern for the foreseeable future.

**Judgements and key sources of estimation uncertainty**

Judgements made by the directors 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 as follows:

(i) Property valuation

The valuation of the charity's investment property portfolio 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) Trade and other debtors

The trustees use details of the age of trade 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.

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

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

**Fund accounting**

General unrestricted funds comprise the accumulated surplus or deficit on income and expenditure account. They are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity.

Restricted funds are funds subject to specific restricted conditions imposed by donors. There are no restricted funds as at the Balance Sheet date.

Designated funds are funds which have been set aside at the discretion of the trustees for specific purposes. There are no designated funds as at the Balance Sheet date.

**Incoming resources**

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

**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.

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

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

**Investment properties**

Investment properties are properties which are held either to earn rental income or for capital appreciation or for both. Investment properties are recognised initially at cost.

Subsequent to initial recognition -

- (i) Any gains or losses arising from changes in the fair value are recognised in the income and expenditure account in the period that they arise; and
- (ii) No depreciation is provided in respect of investment properties applying the fair value model.

Investment property fair value is determined by the trustees based on professional valuations, their understanding of property market conditions and the specific properties concerned using a sales valuation approach, derived from recent comparable transactions on the market, adjusted by applying discounts to reflect status of occupation and condition.

**Acquisitions and disposals of properties**

Acquisitions and disposals of properties are considered to take place at the legal completion and are included in the financial statements accordingly.

**Financial instruments**

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

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

**4. Limited by guarantee**

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £1.

**5. Donations and legacies**

	Unrestricted Funds	Total Funds	Unrestricted Funds	Total Funds
	£	2025	£	2024
		£		£
<b>Donations</b>				
Donations received	11,204	<u>11,204</u>	3,809	<u>3,809</u>

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

**6. Investment income**

	Unrestricted Funds	<b>Total Funds 2025</b>	Unrestricted Funds	Total Funds 2024
	£	£	£	£
Income from investment properties	85,088	<b>85,088</b>	77,036	77,036
Dividends receivable	—	—	4,335	4,335
	<u>85,088</u>	<u><b>85,088</b></u>	<u>81,371</u>	<u>81,371</u>

**7. Investment management costs**

	Unrestricted Funds	<b>Total Funds 2025</b>	Unrestricted Funds	Total Funds 2024
	£	£	£	£
Property repairs and maintenance charges	27,461	<b>27,461</b>	12,068	12,068
Management commissions	8,203	<b>8,203</b>	9,190	9,190
Service charges	50	<b>50</b>	1,462	1,462
Insurance	5,727	<b>5,727</b>	4,912	4,912
Legal and professional	10	<b>10</b>	585	585
	<u>41,451</u>	<u><b>41,451</b></u>	<u>28,217</u>	<u>28,217</u>

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

	Unrestricted Funds	<b>Total Funds 2025</b>	Unrestricted Funds	Total Funds 2024
	£	£	£	£
Charitable activity	106,000	<b>106,000</b>	21,000	21,000
Support costs	23,504	<b>23,504</b>	4,332	4,332
	<u>129,504</u>	<u><b>129,504</b></u>	<u>25,332</u>	<u>25,332</u>

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

	Grant funding of activities	Support costs	<b>Total funds 2025</b>	Total fund 2024
	£	£	£	£
Charitable activity	106,000	20,204	<b>126,204</b>	21,705
Governance costs	—	3,300	<b>3,300</b>	3,627
	<u>106,000</u>	<u>23,504</u>	<u><b>129,504</b></u>	<u>25,332</u>

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

**10. Analysis of support costs**

	Support costs	Total 2025	Total 2024
	£	£	£
General office	20,204	<b>20,204</b>	705
Governance costs	3,300	<b>3,300</b>	3,627
	<u>23,504</u>	<u><b>23,504</b></u>	<u>4,332</u>

**11. Analysis of grants**

	2025	2024
	£	£
<b>Grants to institutions</b>		
Friends of Beis Soroh Schneirer	<b>5,000</b>	—
Ichud Mosdos Gur Ltd	<b>38,000</b>	—
Kupat Ezer Lenisuin Beth Yisroel	—	5,000
Friends of Mercaz Hatorah Belz Macnivka	<b>10,000</b>	—
Mifal Tzedoko V'Chesed Limited	<b>13,500</b>	7,000
Yesamach Levav	<b>10,000</b>	—
Shir Chesed Beis Yisroel	—	9,000
Beis Aharon Charitable Trust Limited	<b>15,000</b>	—
Friends of Chosen Yeshias	<b>10,000</b>	—
Other donations £5,000 and less	<b>4,500</b>	—
	<u><b>106,000</b></u>	<u>21,000</u>
Total grants	<u><b>106,000</b></u>	<u>21,000</u>
<b>Analysis of Grants to Institutions:</b>		
Advancement of Jewish Education	<b>14,000</b>	4,750
Relief of Poverty	<b>50,500</b>	4,750
Other general charitable purposes	<b>41,500</b>	11,500
<b>Total</b>	<u><b>106,000</b></u>	<u>21,000</u>

**12. Net gains on investments**

	Unrestricted Funds	Total Funds 2025	Unrestricted Funds	Total Funds 2024
	£	£	£	£
Gains/(losses) on investment property	<u>13,228</u>	<u><b>13,228</b></u>	<u>—</u>	<u>—</u>

**13. Independent examination fees**

	2025	2024
	£	£
Fees payable to the independent examiner for:		
Independent examination of the financial statements	<u><b>3,300</b></u>	<u>3,000</u>

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

**14. Trustee remuneration and expenses**

No salaries or wages have been paid to employees, including the trustees, during the year (2024: Nil).

The charity did not meet any individual expenses incurred by the trustees for services provided to the charity.

**15. Investments**

	Investment properties £	Other investments £	Total £
<b>Cost or valuation</b>			
At 1 April 2024	1,190,400	85,050	<b>1,275,450</b>
Additions	9,120	—	<b>9,120</b>
Disposals	(60,000)	—	<b>(60,000)</b>
<b>At 31 March 2025</b>	<u>1,139,520</u>	<u>85,050</u>	<u><b>1,224,570</b></u>
<b>Impairment</b>			
<b>At 1 April 2024 and 31 March 2025</b>		<u>—</u>	<u>—</u>
<b>Carrying amount</b>			
<b>At 31 March 2025</b>	<u>1,139,520</u>	<u>85,050</u>	<u><b>1,224,570</b></u>
At 31 March 2024	<u>1,190,400</u>	<u>85,050</u>	<u>1,275,450</u>

All investments shown above are held at valuation.

**Investment properties**

The investment properties are shown at market value. The valuation of the properties has been carried out by the Governors (Trustees) of the Charity.

**Other investments**

The charity owns 10% of the issued share capital in a related company. The trustees have agreed to hold the investment at cost as the charity has no influence over the operating or financial policy of that company.

**16. Debtors**

	<b>2025</b>	2024
	£	£
Trade debtors	<u><b>6,475</b></u>	<u>12,796</u>

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

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

	<b>2025</b>	2024
	<b>£</b>	£
Trade creditors	–	6,045
Accruals and deferred income	<b>3,300</b>	3,300
	<b><u>3,300</u></b>	<b><u>9,345</u></b>

**18. Analysis of charitable funds**

**Unrestricted funds**

	At 1 April 2024	Income	Expenditure	Gains and losses	At 31 March 2025
	£	£	£	£	£
General funds	<u>1,298,942</u>	<u>96,292</u>	<u>(170,955)</u>	<u>13,228</u>	<b><u>1,237,507</u></b>

	At 1 April 2023	Income	Expenditure	Gains and losses	At 31 March 2024
	£	£	£	£	£
General funds	<u>1,267,311</u>	<u>85,180</u>	<u>(53,549)</u>	<u>–</u>	<u>1,298,942</u>

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

	Unrestricted Funds	Total Funds
	£	2025 £
Investments	1,224,570	<b>1,224,570</b>
Current assets	16,237	<b>16,237</b>
Creditors less than 1 year	(3,300)	<b>(3,300)</b>
<b>Net assets</b>	<b><u>1,237,507</u></b>	<b><u>1,237,507</u></b>

	Unrestricted Funds	Total Funds
	£	2024 £
Investments	1,275,450	1,275,450
Current assets	32,837	32,837
Creditors less than 1 year	(9,345)	(9,345)
<b>Net assets</b>	<b><u>1,298,942</u></b>	<b><u>1,298,942</u></b>

**20. Related parties**

During the year, the charity received £11,204 (2024: £3,809) of donation income from Matan Co Ltd, a company with directors who are also trustees of the charity.