

**REGISTERED COMPANY NUMBER: 05854615 (England and Wales)**  
**REGISTERED CHARITY NUMBER: 1115607**

**REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS  
FOR THE PERIOD  
1 JULY 2020 TO 31 OCTOBER 2021  
FOR  
AVIV CT LIMITED**

Michael Pasha & Co  
Chartered Accountants  
220 The Vale  
Golders Green  
London  
NW11 8SR

**AVIV CT LIMITED**

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FOR THE PERIOD 1 JULY 2020 TO 31 OCTOBER 2021**

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**REPORT OF THE TRUSTEES  
FOR THE PERIOD 1 JULY 2020 TO 31 OCTOBER 2021**

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The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the period 1 July 2020 to 31 October 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

**OBJECTIVES AND ACTIVITIES**

Charitable objects

The principal activity of the company was that of a charity, with particular reference to the advancement of education in and the religion of the orthodox Jewish faith, the relief of poverty and for such other purposes as are recognised as charitable by English law.

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

There have been no material changes in the objectives or policies of the charity during the year under review.

To achieve the objects, the charity accepts donations and grants, receives investment income and makes charitable donations and grants to Jewish schools, other educational organisations and other charities.

**STRATEGIC REPORT**

**Achievement and performance**

Review of activities and achievements

In furtherance of the objects as stated above, the trustees have accepted donations and grants, have received investment income and have made charitable donations and grants as shown in the attached statement of financial activities.

The balance sheet shows a satisfactory position with undistributed unrestricted funds amounting to £888,245.

**Financial review**

Investment powers, policy and performance

The charity is able to make any investment which the trustees see fit subject to any conditions (if any) imposed or required by law.

**Future plans**

The Trustees continue to support various institutions in accordance with the charity's aims.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

The organisation is a charitable company limited by guarantee, incorporated on 22 June 2006 and registered as a charity on 28 July 2006, being registered with the Charity Commission. The company was established under a Memorandum of Association and is governed under its Articles of Association.

As AVIV CT LIMITED is a company limited by guarantee it does not have a share capital.

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

**Organisational structure**

The trustees meet at several times during the year, to consider the various ways of advancing the principal activities of the charity. The power to appoint new trustees is vested in the continuing trustees.

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Company number**

05854615 (England and Wales)

**Registered Charity number**

1115607

**REPORT OF THE TRUSTEES  
FOR THE PERIOD 1 JULY 2020 TO 31 OCTOBER 2021**

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**Registered office**

First Floor, Winston House  
349 Regents Park Road  
London  
N3 1DH

**Trustees**

Mr M D Frankel (resigned 3.12.20)  
Mr J Pearlman (resigned 3.12.20)  
Mr A P Rose

**Independent Examiner**

Mr Michael Weissbraun FCA  
Michael Pasha & Co  
Chartered Accountants  
220 The Vale  
Golders Green  
London  
NW11 8SR

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on 30 August 2022 and signed on the board's behalf by:

Mr A P Rose - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
AVIV CT LIMITED (REGISTERED NUMBER: 05854615)**

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**Independent examiner's report to the trustees of Aviv CT Limited ('the Company')**

I report to the charity trustees on my examination of the accounts of the Company for the period 1 July 2020 to 31 October 2021.

**Responsibilities and basis of report**

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

**Independent examiner's statement**

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a registered member of the Institute of Chartered Accountants in England and Wales which is one of the listed bodies.

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

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

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

Mr Michael Weissbraun FCA  
Michael Pasha & Co  
Chartered Accountants  
220 The Vale  
Golders Green  
London  
NW11 8SR

Date: 30 August 2022

AVIV CT LIMITED

STATEMENT OF FINANCIAL ACTIVITIES  
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)  
FOR THE PERIOD 1 JULY 2020 TO 31 OCTOBER 2021

					Period 1.7.20 to 31.10.21 Total funds £	Year Ended 30.6.20 Total funds £
	Notes	Unrestricted fund £	Restricted fund £	Endowment fund £		
<b>INCOME AND ENDOWMENTS FROM</b>						
Donations and legacies	2	<b>878,693</b>	-	-	<b>878,693</b>	70,756
Investment income	3	<u><b>14,549</b></u>	<u>-</u>	<u>-</u>	<u><b>14,549</b></u>	<u>4,027</u>
<b>Total</b>		<b>893,242</b>	-	-	<b>893,242</b>	74,783
<b>EXPENDITURE ON Charitable activities</b>	4					
Charitable activities		<b>413,709</b>	-	-	<b>413,709</b>	22,120
Net gains/(losses) on investments		<u><b>295,761</b></u>	<u><b>(117,316)</b></u>	<u><b>(180,000)</b></u>	<u><b>(1,555)</b></u>	<u><b>(27,335)</b></u>
<b>NET INCOME/(EXPENDITURE)</b>		<b>775,294</b>	<b>(117,316)</b>	<b>(180,000)</b>	<b>477,978</b>	25,328
<b>RECONCILIATION OF FUNDS</b>						
<b>Total funds brought forward</b>		<b>112,951</b>	<b>117,316</b>	<b>180,000</b>	<b>410,267</b>	384,939
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><b>888,245</b></u>	<u>-</u>	<u>-</u>	<u><b>888,245</b></u>	<u>410,267</u>

The notes form part of these financial statements

**BALANCE SHEET**  
**31 OCTOBER 2021**

	Notes	Unrestricted fund £	Restricted fund £	Endowment fund £	2021 Total funds £	2020 Total funds £
<b>FIXED ASSETS</b>						
<b>Investments</b>						
Investments	8	<b>372,470</b>	-	-	<b>372,470</b>	-
Investment property	9	<b>310,000</b>	-	-	<b>310,000</b>	-
		<b>682,470</b>	-	-	<b>682,470</b>	-
<b>CURRENT ASSETS</b>						
Debtors	10	<b>26,542</b>	-	-	<b>26,542</b>	-
Investments	11	<b>100,253</b>	-	-	<b>100,253</b>	456,798
Cash at bank		<b>93,199</b>	-	-	<b>93,199</b>	53,161
		<b>219,994</b>	-	-	<b>219,994</b>	509,959
<b>CREDITORS</b>						
Amounts falling due within one year	12	<b>(14,219)</b>	-	-	<b>(14,219)</b>	(99,692)
<b>NET CURRENT ASSETS</b>		<b>205,775</b>	-	-	<b>205,775</b>	410,267
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>888,245</b>	-	-	<b>888,245</b>	410,267
<b>NET ASSETS</b>		<b>888,245</b>	-	-	<b>888,245</b>	410,267
<b>FUNDS</b>	13					
Unrestricted funds					<b>888,245</b>	112,951
Restricted funds					-	117,316
Endowment funds					-	180,000
<b>TOTAL FUNDS</b>					<b>888,245</b>	410,267

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 31 October 2021.

The members have not required the company to obtain an audit of its financial statements for the period ended 31 October 2021 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

The financial statements were approved by the Board of Trustees and authorised for issue on 30 August 2022 and were signed on its behalf by:

Mr A P Rose - Trustee

The notes form part of these financial statements

**AVIV CT LIMITED**

**CASH FLOW STATEMENT**

**FOR THE PERIOD 1 JULY 2020 TO 31 OCTOBER 2021**

	Notes	Period 1.7.20 to 31.10.21 £	Year Ended 30.6.20 £
<b>Cash flows from operating activities</b>			
Cash generated from operations	1	<u><b>367,514</b></u>	<u>(18,901)</u>
Net cash provided by/(used in) operating activities		<u><b>367,514</b></u>	<u>(18,901)</u>
<b>Cash flows from investing activities</b>			
Purchase of fixed asset investments		<b>(472,723)</b>	-
Purchase of investment property		<b>(310,000)</b>	-
Sale of fixed asset investments		<b>455,243</b>	(4,252)
Interest received		<u><b>4</b></u>	<u>3,109</u>
Net cash used in investing activities		<u><b>(327,476)</b></u>	<u>(1,143)</u>
<b>Change in cash and cash equivalents in the reporting period</b>		<b>40,038</b>	(20,044)
<b>Cash and cash equivalents at the beginning of the reporting period</b>		<u><b>53,161</b></u>	<u>73,205</u>
<b>Cash and cash equivalents at the end of the reporting period</b>		<u><u><b>93,199</b></u></u>	<u><u>53,161</u></u>

The notes form part of these financial statements



AVIV CT LIMITED

NOTES TO THE CASH FLOW STATEMENT  
FOR THE PERIOD 1 JULY 2020 TO 31 OCTOBER 2021

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	Period 1.7.20 to 31.10.21 £	Year Ended 30.6.20 £
<b>Net income for the reporting period (as per the Statement of Financial Activities)</b>	<b>477,978</b>	25,328
<b>Adjustments for:</b>		
Losses on investments	<b>1,555</b>	27,335
Interest received	<b>(4)</b>	(3,109)
(Increase)/decrease in debtors	<b>(26,542)</b>	332
Decrease in creditors	<b>(85,473)</b>	(68,787)
<b>Net cash provided by/(used in) operations</b>	<b><u>367,514</u></b>	<u>(18,901)</u>

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.7.20 £	Cash flow £	At 31.10.21 £
<b>Net cash</b>			
Cash at bank	<u>53,161</u>	<u>40,038</u>	<u>93,199</u>
	<u>53,161</u>	<u>40,038</u>	<u>93,199</u>
<b>Liquid resources</b>			
Deposits included in cash	-	-	-
Current asset investments	<u>456,798</u>	<u>(356,545)</u>	<u>100,253</u>
	<u>456,798</u>	<u>(356,545)</u>	<u>100,253</u>
<b>Total</b>	<u>509,959</u>	<u>(316,507)</u>	<u>193,452</u>

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD 1 JULY 2020 TO 31 OCTOBER 2021**

**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value.

**Preparation of consolidated financial statements**

The financial statements contain information about Aviv CT Limited as an individual company and do not contain consolidated financial information as the parent of a group. The charity is exempt under Section 399(2A) of the Companies Act 2006 from the requirements to prepare consolidated financial statements.

**Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

**Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

**Taxation**

The charity is exempt from corporation tax on its charitable activities.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

**2. DONATIONS AND LEGACIES**

	<b>Period 1.7.20 to 31.10.21 £</b>	<b>Year Ended 30.6.20 £</b>
Donations	<b><u>878,693</u></b>	<b><u>70,756</u></b>

AVIV CT LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE PERIOD 1 JULY 2020 TO 31 OCTOBER 2021

3. INVESTMENT INCOME

	Period 1.7.20 to 31.10.21 £	Year Ended 30.6.20 £
Rents received	14,292	-
Dividends	253	918
Deposit account interest	4	107
Investment interest	-	3,002
	<u>14,549</u>	<u>4,027</u>

4. CHARITABLE ACTIVITIES COSTS

	Grant funding of activities (see note 5) £	Support costs (see note 6) £	Totals £
Charitable activities	<u>411,740</u>	<u>1,969</u>	<u>413,709</u>

Donations and grants comprise amounts paid to institutions. All donations are paid directly from the charity to the institutions, as follows:

Name of charitable organisation	Total donation (£)
London Academy of Jewish Studies	200,000
British Emunah	86,500
Chana	35,000
Others	90,240

5. GRANTS PAYABLE

	Period 1.7.20 to 31.10.21 £	Year Ended 30.6.20 £
Charitable activities	<u>411,740</u>	<u>20,105</u>

6. SUPPORT COSTS

	Governance costs £
Charitable activities	<u>1,969</u>

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE PERIOD 1 JULY 2020 TO 31 OCTOBER 2021

**7. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the period ended 31 October 2021 nor for the year ended 30 June 2020.

**Trustees' expenses**

There were no trustees' expenses paid for the period ended 31 October 2021 nor for the year ended 30 June 2020.

**8. FIXED ASSET INVESTMENTS**

	Shares in group undertakings £
<b>MARKET VALUE</b>	
Additions	<b><u>372,470</u></b>
<b>NET BOOK VALUE</b>	
At 31 October 2021	<b><u>372,470</u></b>
At 30 June 2020	<b><u>-</u></b>

There were no investment assets outside the UK.

**9. INVESTMENT PROPERTY**

	£
<b>FAIR VALUE</b>	
Additions	<b><u>310,000</u></b>
At 31 October 2021	<b><u>310,000</u></b>
<b>NET BOOK VALUE</b>	
At 31 October 2021	<b><u>310,000</u></b>
At 30 June 2020	<b><u>-</u></b>

**10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2021 £	2020 £
Other debtors	<b><u>26,542</u></b>	<b><u>-</u></b>

**11. CURRENT ASSET INVESTMENTS**

	2021 £	2020 £
Listed investments	<b><u>100,253</u></b>	<b><u>456,798</u></b>

AVIV CT LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE PERIOD 1 JULY 2020 TO 31 OCTOBER 2021

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Other creditors	12,250	96,223
Accruals and deferred income	1,969	3,469
	<u>14,219</u>	<u>99,692</u>

13. MOVEMENT IN FUNDS

	At 1.7.20 £	Net movement in funds £	At 31.10.21 £
<b>Unrestricted funds</b>			
General fund	112,951	775,294	888,245
<b>Restricted funds</b>			
Restricted funds	117,316	(117,316)	-
<b>Endowment funds</b>			
Endowment funds	180,000	(180,000)	-
<b>TOTAL FUNDS</b>	<u>410,267</u>	<u>477,978</u>	<u>888,245</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	893,242	(413,709)	295,761	775,294
<b>Restricted funds</b>				
Restricted funds	-	-	(117,316)	(117,316)
<b>Endowment funds</b>				
Endowment funds	-	-	(180,000)	(180,000)
<b>TOTAL FUNDS</b>	<u>893,242</u>	<u>(413,709)</u>	<u>(1,555)</u>	<u>477,978</u>

AVIV CT LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE PERIOD 1 JULY 2020 TO 31 OCTOBER 2021

13. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.7.19 £	Net movement in funds £	At 30.6.20 £
<b>Unrestricted funds</b>			
General fund	87,623	25,328	112,951
<b>Restricted funds</b>			
Restricted funds	117,316	-	117,316
<b>Endowment funds</b>			
Endowment funds	180,000	-	180,000
<b>TOTAL FUNDS</b>	<u>384,939</u>	<u>25,328</u>	<u>410,267</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	74,783	(22,120)	(27,335)	25,328
<b>TOTAL FUNDS</b>	<u>74,783</u>	<u>(22,120)</u>	<u>(27,335)</u>	<u>25,328</u>

14. RELATED PARTY DISCLOSURES

There were no related party transactions for the period ended 31 October 2021.