

COMPANY REGISTRATION NUMBER: 07695477  
CHARITY REGISTRATION NUMBER: 1143211

**Basingview Trust Limited**  
**Company Limited by Guarantee**  
**Unaudited Financial Statements**  
**31 March 2025**

**HAFFNER HOFF LTD**

Accountants  
2nd Floor - Parkgates  
Bury New Road  
Prestwich  
Manchester  
M25 0TL

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

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# **Basingview Trust Limited**

## **Company Limited by Guarantee**

### **Trustees' Annual Report (Incorporating the Director's Report)**

**Year ended 31 March 2025**

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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>	Basingview Trust Limited
<b>Charity registration number</b>	1143211
<b>Company registration number</b>	07695477
<b>Principal office and registered office</b>	99 Geldeston Road London E5 8RS
<b>The trustees</b>	C Benedikt S Benedikt R Reichman Y C Koppenheim (Appointed 11 February 2025)
<b>Independent examiner</b>	Mr Howard Schwalbe ACA 2nd Floor - Parkgates Bury New Road Prestwich Manchester M25 0TL

# **Basingview Trust Limited**

## **Company Limited by Guarantee**

### **Trustees' Annual Report (Incorporating the Director's Report) *(continued)***

**Year ended 31 March 2025**

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

Basingview Trust Limited is constituted by Memorandum and Articles of Association and is a company limited by guarantee. It was incorporated on 6 July 2011 as a company and the company number is 07695477. It was registered as a charity on 2 August 2011 with a charity number 1143211.

The Charity is run by the trustees who all act in an honorary capacity. A new trustee would receive copies of the previous years' Annual Report and Accounts and a copy of the Charity Commission leaflet 'The Essential Trustee : What you need to know'.

#### **Group structure and relationships**

The charity has the following owned non-charitable subsidiaries;

Hillview Corporate Limited (Company number 10499210)-100%

The subsidiaries are property trading and investment companies incorporated in England and Wales.

#### **Risk Management**

The trustees have identified and reviewed the major risks to which the charity is exposed. Both manual and automated checks are regularly invoked, particularly those relating to the operations and finance of the charity. The trustees are satisfied that these systems and procedures mitigate any perceived risks.

#### **Objectives and activities**

The objectives of the charity are the advancement of the orthodox Jewish faith.

#### **Public Benefit Policy**

We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities.

#### **Grant Making Policy**

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

#### **Investment policy and returns**

Under the Memorandum and Articles of Association, the charity has the power to make any investment which the trustees see fit. The trustees have considered the most appropriate policy for investing funds and have invested in joint property ventures, the performance of the investments is constantly kept under review.

#### **Strategic report**

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

# **Basingview Trust Limited**

## **Company Limited by Guarantee**

### **Trustees' Annual Report (Incorporating the Director's Report) *(continued)***

#### **Year ended 31 March 2025**

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##### **Achievements and performance**

During the year the charity received donations of £37,500 (2024: £0) and other income amounting to £132,186 (2024: £149,337) in investment income.

During the year £394,957 (2024: £259,808) was paid out by way of grants and support costs.

Grants were awarded to institutions in the year in accordance with the charity's objectives and as detailed in the notes to the financial statements. These grants were made in line with the stated objects of the charity and have been grouped appropriately. A full list of the grants is available upon written request from the trustees.

The charity has low governance costs comprising professional fees.

There were no fundraising costs during the year.

During the year the trustees sold one of the syndicate investment properties and purchased another one. The gains made on the sale of the syndicate investment property amounted to £89,545 (2024: £109,871) as disclosed on the face of the SOFA.

There was an overall net expenditure during the year amounting to £135,726 (2024: £600).

# **Basingview Trust Limited**

## **Company Limited by Guarantee**

### **Trustees' Annual Report (Incorporating the Director's Report) *(continued)***

#### **Year ended 31 March 2025**

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##### **Financial review**

###### **Investment performance**

The investments of the charity have produced a return of 2% during the year, due to refinancing and lease reorganisation.

This does not take into account any future capital appreciation.

The trustees consider this acceptable when compared with returns available on deposits in any of the banking institutions. These investment returns have been consistent for a number of years and are not at the expense of any exposure of loan to value covenants that would put these investments at risk.

###### **Reserves policy**

The unrestricted fund represents the unrestricted funds arising from past operating results.

The trustees are satisfied that the balance of the fund is an acceptable level of reserves given the nature of revenue receipts against grants payable.

In considering the financial obligations of the charity, the trustees have resolved to maintain a minimum reserve, being the current assets of the charity.

The trustees have considered the fair value of the investment property taking into account the loan to value of the properties as well as the nature and exposure of the syndicate properties. The trustees consider the holding value to be the fair value.

The trustees are delighted to have made many valuable contributions to the community as a result of this income and hope to be able to do so for many years to come.

At year end the charity had free reserves, being the net current assets of £625,777 (2024: £1,145,448).

Total funds held by the charity at the year-end were £8,018,136 (2024: £8,153,862), all of these were unrestricted.

###### **Plans for future periods**

The trustees plan to continue raising funds for projects in line with the trust deed and pursue those objectives and projects with all the resources available to the charity.

The trustees' annual report and the strategic report were approved on 22 January 2026 and signed on behalf of the board of trustees by:

**C Benedikt**  
Trustee

# **Basingview Trust Limited**

## **Company Limited by Guarantee**

### **Independent Examiner's Report to the Trustees of Basingview Trust Limited**

**Year ended 31 March 2025**

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

#### **Responsibilities and basis of report**

As the trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements 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 the 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 - matter of concern identified**

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 charity as required by section 386 of the 2006 Act; or
2. the financial statements do not accord with those records; or
3. the financial statements 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 financial statements 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 Howard Schwalbe ACA**  
Independent Examiner

2nd Floor - Parkgates  
Bury New Road  
Prestwich  
Manchester  
M25 0TL

22 January 2026

# Basingview Trust 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	37,500	<b>37,500</b>	–
Investment income	6	132,186	<b>132,186</b>	149,337
<b>Total income</b>		<u>169,686</u>	<u><b>169,686</b></u>	<u>149,337</u>
<b>Expenditure</b>				
Expenditure on charitable activities	7,8	394,957	<b>394,957</b>	259,808
<b>Total expenditure</b>		<u>394,957</u>	<u><b>394,957</b></u>	<u>259,808</u>
Net gains on investments	11	89,545	<b>89,545</b>	109,871
<b>Net expenditure and net movement in funds</b>		<u>(135,726)</u>	<u><b>(135,726)</b></u>	<u>(600)</u>
<b>Reconciliation of funds</b>				
Total funds brought forward		8,153,862	<b>8,153,862</b>	8,154,462
<b>Total funds carried forward</b>		<u>8,018,136</u>	<u><b>8,018,136</b></u>	<u>8,153,862</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 8 to 15 form part of these financial statements.



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

	Note	2025 £	2024 £
<b>Fixed assets</b>			
Investments	15	7,392,359	7,008,414
<b>Current assets</b>			
Debtors	17	105,250	30,000
Cash at bank and in hand		961,014	1,616,661
		<u>1,066,264</u>	<u>1,646,661</u>
<b>Creditors: amounts falling due within one year</b>	18	<u>440,487</u>	501,213
<b>Net current assets</b>		<u>625,777</u>	<u>1,145,448</u>
<b>Total assets less current liabilities</b>		<u>8,018,136</u>	<u>8,153,862</u>
<b>Net assets</b>		<u>8,018,136</u>	<u>8,153,862</u>
<b>Funds of the charity</b>			
Unrestricted funds		<u>8,018,136</u>	<u>8,153,862</u>
<b>Total charity funds</b>	19	<u>8,018,136</u>	<u>8,153,862</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 22 January 2026, and are signed on behalf of the board by:

**C Benedikt**  
Trustee

The notes on pages 8 to 15 form part of these financial statements.

# **Basingview Trust Limited**

## **Company Limited by Guarantee**

### **Notes to the Financial Statements**

**Year ended 31 March 2025**

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#### **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 99 Geldeston Road, London, E5 8RS.

#### **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.

##### **Consolidation**

The charity is not required to prepare consolidated accounts in accordance with the Charities Act 2011 and has taken advantage of the option not to prepare consolidated financial statements contained in Section 398 of the Companies Act 2006 on the basis that the charity and its subsidiary undertakings comprise a small group.

##### **Judgements and key sources of estimation uncertainty**

The main judgements, estimates or assumptions that affect the amounts reported are the valuation of the investment property. These are updated to fair value based on information supplied by independent valuers.

##### **Fair Value**

Debtors and Creditors are stated at fair value.

##### **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.

# **Basingview Trust Limited**

## **Company Limited by Guarantee**

### **Notes to the Financial Statements** *(continued)*

**Year ended 31 March 2025**

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

##### **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, grants and rental income 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.

##### **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.

##### **Investments in joint property syndicates**

This represents capital introduced by the company into the syndicates plus accrued surpluses less deficiencies but without revaluing the syndicate properties.

Some of the syndicates in which the company is a participator have borrowings which are secured on the syndicate properties.

The company accounts for its syndicate investments under the 'equity accounting' basis and thus the company's share of such borrowings are not included in these accounts.

# Basingview Trust Limited

## Company Limited by Guarantee

### Notes to the Financial Statements *(continued)*

#### Year ended 31 March 2025

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

##### 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.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

#### 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 £10.

#### 5. Donations and legacies

	Unrestricted Funds £	<b>Total Funds 2025 £</b>	Unrestricted Funds £	Total Funds 2024 £
<b>Donations</b>				
Donations	37,500	<b>37,500</b>	—	—

#### 6. Investment income

	Unrestricted Funds £	<b>Total Funds 2025 £</b>	Unrestricted Funds £	Total Funds 2024 £
Income from investment properties	118,790	<b>118,790</b>	128,511	128,511
Bank interest receivable	13,396	<b>13,396</b>	20,826	20,826
	<u>132,186</u>	<u><b>132,186</b></u>	<u>149,337</u>	<u>149,337</u>

#### 7. Expenditure on charitable activities by fund type

	Unrestricted Funds £	<b>Total Funds 2025 £</b>	Unrestricted Funds £	Total Funds 2024 £
Charitable activities	389,550	<b>389,550</b>	254,850	254,850
Support costs	5,407	<b>5,407</b>	4,958	4,958
	<u>394,957</u>	<u><b>394,957</b></u>	<u>259,808</u>	<u>259,808</u>

# Basingview Trust Limited

## Company Limited by Guarantee

### Notes to the Financial Statements *(continued)*

Year ended 31 March 2025

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#### 8. Expenditure on charitable activities by activity type

	Grant funding of activities £	Support costs £	<b>Total funds 2025 £</b>	Total fund 2024 £
Charitable activities	389,550	787	<b>390,337</b>	255,188
Governance costs	—	4,620	<b>4,620</b>	4,620
	<u>389,550</u>	<u>5,407</u>	<u><b>394,957</b></u>	<u>259,808</u>

#### 9. Analysis of support costs

	Analysis of support costs £	<b>Total 2025 £</b>	Total 2024 £
General office	787	<b>787</b>	338
Governance costs	4,620	<b>4,620</b>	4,620
	<u>5,407</u>	<u><b>5,407</b></u>	<u>4,958</u>

# Basingview Trust Limited

## Company Limited by Guarantee

### Notes to the Financial Statements *(continued)*

#### Year ended 31 March 2025

#### 10. Analysis of grants

	2025 £	2024 £
<b>Grants to institutions</b>		
A Spark In The Dark Ltd	10,000	—
Amud Hatzdoko Trust	13,600	—
Anpride Ltd	—	10,000
Blooming Blossoms	10,000	—
Bnos Jerusalem	16,100	—
C & G Trust	—	30,000
Central KYL	—	12,000
Chevras Mo'oz Ladol	19,650	—
CMA Community Nursery	—	13,000
Friends Of Shekel Hakodesh	15,000	—
Fundd	10,000	—
Grants £10,000 & under	187,850	84,850
JCOCI Educational	10,000	—
Kupath Gemach Chaim Vochedes Viznitz	15,000	10,000
Law Of Truth Talmudical College	11,300	—
Mekadhei Shvii	—	50,000
MTV Ltd	—	15,000
Noam Hatorah	10,000	—
Rookwood Foundation	—	20,000
Shaarei Chesed London	11,300	—
Tov Umeitiv	10,250	—
TTBA Belz	11,500	—
Yesamach Levov	13,000	—
Yetev Lev	15,000	10,000
	<b>389,550</b>	<b>254,850</b>
Total grants	<b>389,550</b>	<b>254,850</b>

The above grants were made to institutions and went towards the following purposes: the relief of poverty, relief of those in need by reason of ill health or disability, the advancement of Jewish religion and the advancement of Jewish religious education.

#### 11. Net gains on investments

	Unrestricted Funds £	Total Funds 2025 £	Unrestricted Funds £	Total Funds 2024 £
Gains/(losses) on investment property	89,545	89,545	109,871	109,871

# Basingview Trust Limited

## Company Limited by Guarantee

### Notes to the Financial Statements *(continued)*

#### Year ended 31 March 2025

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#### 12. Independent examination fees

	2025 £	2024 £
Fees payable to the independent examiner for: Independent examination of the financial statements	<u>4,620</u>	<u>4,620</u>

#### 13. Staff costs

The average head count of employees during the year was Nil (2024: Nil).

No employee received employee benefits of more than £60,000 during the year (2024: Nil).

#### 14. Trustee remuneration and expenses

No remuneration or other benefits from employment with the charity or a related entity were received or expenses reimbursed by the trustees.

#### 15. Investments

	Shares in group undertakings £	Other investments £	Total £
<b>Cost or valuation</b>			
At 1 April 2024	1	7,008,413	<b>7,008,414</b>
Additions	—	779,559	<b>779,559</b>
Disposals	—	(395,614)	<b>(395,614)</b>
<b>At 31 March 2025</b>	<u>1</u>	<u>7,392,358</u>	<u><b>7,392,359</b></u>
<b>Impairment</b>			
<b>At 1 April 2024 and 31 March 2025</b>	<u>—</u>	<u>—</u>	<u><b>—</b></u>
<b>Carrying amount</b>			
<b>At 31 March 2025</b>	<u>1</u>	<u>7,392,358</u>	<u><b>7,392,359</b></u>
At 31 March 2024	<u>1</u>	<u>7,008,413</u>	<u>7,008,414</u>

All investments shown above are held at valuation.

Other Investments are joint property syndicates. This is comprised of capital introduced by the charity into the syndicates plus accrued surpluses less deficiencies but without revaluing the syndicate properties.

Other investments includes amounts previously categorised as investment property.

The valuation of the investments is fair value in the opinion of the trustees.

# Basingview Trust Limited

## Company Limited by Guarantee

### Notes to the Financial Statements *(continued)*

#### Year ended 31 March 2025

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#### 16. Investment entities

##### Subsidiaries and other investments

	Registered office	Class of share	Percentage of shares held
<b>Subsidiary undertakings</b>			
Hillview Corporate Limited	2nd Floor, Parkgates Bury New Road Prestwich Manchester M25 0TL	Ordinary	100

#### 17. Debtors

	2025 £	2024 £
Other debtors	<b><u>105,250</u></b>	<u>30,000</u>

#### 18. Creditors: amounts falling due within one year

	2025 £	2024 £
Amounts owed to group undertakings	<b>1,006</b>	1,007
Accruals and deferred income	<b>4,620</b>	4,620
Other creditors	<b><u>434,861</u></b>	<u>495,586</u>
	<b><u>440,487</u></b>	<u>501,213</u>

#### 19. Analysis of charitable funds

##### Unrestricted funds

	At 01 Apr 2024 £	Income £	Expenditure £	Gains and losses £	<b>At 31 Mar 2025 £</b>
General funds	<u>8,153,862</u>	<u>169,686</u>	<u>(394,957)</u>	<u>89,545</u>	<b><u>8,018,136</u></b>
	At 01 Apr 2023 £	Income £	Expenditure £	Gains and losses £	At 31 Mar 2024 £
General funds	<u>8,154,462</u>	<u>149,337</u>	<u>(259,808)</u>	<u>109,871</u>	<u>8,153,862</u>



# Basingview Trust Limited

## Company Limited by Guarantee

### Notes to the Financial Statements *(continued)*

Year ended 31 March 2025

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#### 20. Analysis of net assets between funds

	Unrestricted Funds £	Total Funds 2025 £
Investments	7,392,359	<b>7,392,359</b>
Current assets	1,066,264	<b>1,066,264</b>
Creditors less than 1 year	(440,487)	<b>(440,487)</b>
<b>Net assets</b>	<b>8,018,136</b>	<b>8,018,136</b>

  

	Unrestricted Funds £	Total Funds 2024 £
Investments	7,008,414	7,008,414
Current assets	1,646,661	1,646,661
Creditors less than 1 year	(501,213)	(501,213)
<b>Net assets</b>	<b>8,153,862</b>	<b>8,153,862</b>

#### 21. Related parties

Included in other creditors is £17,650 (2024: £75,875) owing to Mr C Benedikt a trustee of the Parent Charity. This loan is interest free and repayable on demand.

#### 22. Taxation

Basingview Trust Limited is a registered charity and therefore is not liable to income tax or corporation tax on income derived from its charitable activities, as it falls within the various exemptions available to registered charities.