

COMPANY REGISTRATION NUMBER: 09166135  
CHARITY REGISTRATION NUMBER: 1160643

**KH D'SATMAR LTD**  
**Company Limited by Guarantee**  
**Unaudited Financial Statements**  
**31 August 2025**

**WHITESIDE & DAVIES LTD**  
Chartered Certified Accountants  
158 Cromwell Road  
Salford  
M6 6DE

**KH D'SATMAR LTD**  
**Company Limited by Guarantee**  
**Financial Statements**  
**Year ended 31 August 2025**

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# **KH D'SATMAR LTD**

## **Company Limited by Guarantee**

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

#### **Year ended 31 August 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 August 2025.

#### **Reference and administrative details**

<b>Registered charity name</b>	KH D'SATMAR LTD
<b>Charity registration number</b>	1160643
<b>Company registration number</b>	09166135
<b>Principal office and registered office</b>	315-317 Great Clowes Street Salford England M7 2FZ

#### **The trustees**

Mr L Tager  
Mr A Grossberger  
Mr Y Horowitz

<b>Independent examiner</b>	I Graff FCCA 158 Cromwell Road Salford M6 6DE
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#### **Structure, governance and management**

The directors/trustees who served the charity during the period were as follows:

Avigdor Grossberger (Director and Trustee)  
Yoel Horowitz (Director and Trustee)  
Lipa Tager (Director and Trustee)

The day to day affairs are undertaken by a manager on behalf of the trustees. All major decisions are taken collectively by the trustees and all the trustees give their time freely.

#### **Objectives and activities**

1. To extend, develop and maintain the building of the synagogue in 37 Northumberland Street, Salford, known as the Beth Hamedrash Satmar Veyoel Moshe.
2. To provide grants and donations to needy individuals / charitable organisations in the community The charity is committed to the aim of providing public benefit, and the trustees have considered the Charity Commission's published guidance on public benefit.
3. To operate an out of school club and community centre.

# **KH D'SATMAR LTD**

## **Company Limited by Guarantee**

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

#### **Year ended 31 August 2025**

##### **Strategic report**

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

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

The trustees are pleased to present the annual report for the year, highlighting key financial and operational activities of the charity.

During the year, the charity received total incoming resources amounting to £418,103 (2024: £702,901). The year concluded with a net surplus of £27,702 (2024: £215,548).

Grants and donations totalling £107,792 (2024: £394,447) were distributed to charitable organisations and individuals. Further details regarding these grants and donations can be found in the notes to the financial statements.

An amount of £350,843 (2024 - £428,312) was expended during the year on the construction of a loft extension at 317 Great Clowes Street, Salford. This property is currently leased to Beis Ruchel Girls School.

Regrettably, a fire occurred during the prior year at the synagogue maintained by the charity. As a result, additional repairs were carried out at a cost of £6,570.

Additionally, a Kuf Alef Kislev event was organised to commemorate the release of the Grand Rabbi in 1944. The event was well-attended and served as a successful fundraising initiative in support of the charity's ongoing work.

##### **Financial review**

##### **Reserves policy**

The balance of unrestricted reserves is a £1,754,463 surplus (2024 - £1,726,761). The charity holds reserves in order to ensure that it can maintain the level of support that it is currently providing to the community in which it operates

##### **Risk Management**

The process of examining the risks to which the Charity is exposed is ongoing and the trustees are planning to further develop systems to monitor and control these risks in order to lessen their potential impact on the Charity.

##### **Small company provisions**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The trustees' annual report and the strategic report were approved on 2 June 2026 and signed on behalf of the board of trustees by:

Mr A Grossberger  
Trustee and Director

# **KH D'SATMAR LTD**

## **Company Limited by Guarantee**

### **Independent Examiner's Report to the Trustees of KH D'SATMAR LTD** *(continued)*

#### **Year ended 31 August 2025**

I report to the trustees on my examination of the financial statements of KH D'SATMAR LTD ('the charity') for the year ended 31 August 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**

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Association of Chartered Certified Accountants, 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 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.

I Graff FCCA  
Independent Examiner

158 Cromwell Road  
Salford  
M6 6DE

2 June 2026

# KH D'SATMAR LTD

## Company Limited by Guarantee

### Statement of Financial Activities (including income and expenditure account)

Year ended 31 August 2025

		2025	2024
		Unrestricted funds	Total funds
	Note	£	£
<b>Income and endowments</b>			
Donations and legacies	5	349,937	349,937
Investment income		63,166	63,166
Other income		5,000	5,000
<b>Total income</b>		<u>418,103</u>	<u>418,103</u>
<b>Expenditure</b>			
Expenditure on raising funds:			
Costs of raising donations	6	1,160	1,160
Investment management costs		28,871	28,871
Expenditure on charitable activities	7,8	360,370	360,370
<b>Total expenditure</b>		<u>390,401</u>	<u>390,401</u>
<b>Net income</b>		<u>27,702</u>	<u>27,702</u>
<b>Other recognised gains and losses</b>			
Gains from revaluation of fixed assets		–	–
<b>Net movement in funds</b>		<u>27,702</u>	<u>27,702</u>
<b>Reconciliation of funds</b>			
Total funds brought forward		1,726,761	1,726,761
<b>Total funds carried forward</b>		<u>1,754,463</u>	<u>1,754,463</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 6 to 13 form part of these financial statements.

**KH D'SATMAR LTD**  
**Company Limited by Guarantee**  
**Statement of Financial Position** *(continued)*  
**31 August 2025**

	Note	2025 £	2024 £
<b>Fixed assets</b>			
Intangible assets	14	1,033	1,292
Tangible fixed assets	15	2,969,416	2,556,659
		<u>2,970,449</u>	<u>2,557,951</u>
<b>Current assets</b>			
Debtors	16	247,556	233,337
Cash at bank and in hand		3,138	34,689
		<u>250,694</u>	<u>268,026</u>
<b>Creditors: amounts falling due within one year</b>	17	<u>787,257</u>	<u>526,735</u>
<b>Net current liabilities</b>		<u>536,563</u>	<u>258,709</u>
<b>Total assets less current liabilities</b>		<u>2,433,886</u>	<u>2,299,242</u>
<b>Creditors: amounts falling due after more than one year</b>	18	<u>679,423</u>	<u>572,481</u>
<b>Net assets</b>		<u>1,754,463</u>	<u>1,726,761</u>
<b>Funds of the charity</b>			
Unrestricted funds:			
Revaluation reserve		100,000	100,000
Other unrestricted income funds		1,654,463	1,626,761
<b>Total unrestricted funds</b>		<u>1,754,463</u>	<u>1,726,761</u>
<b>Total charity funds</b>	19	<u>1,754,463</u>	<u>1,726,761</u>

For the year ending 31 August 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 2 June 2026, and are signed on behalf of the board by:

Mr A Grossberger  
Trustee and Director

The notes on pages 6 to 13 form part of these financial statements.

**KH D'SATMAR LTD**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements**  
**Year ended 31 August 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 315-317 Great Clowes Street, Salford, England, M7 2FZ.

**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.

**Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

**Fund accounting**

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.



# **KH D'SATMAR LTD**

## **Company Limited by Guarantee**

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

#### **Year ended 31 August 2025**

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

##### **Incoming resources**

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

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

##### **Resources expended**

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

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

##### **Intangible assets**

Intangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated amortisation and impairment losses. Any intangible assets carried at revalued amounts, are recorded at the fair value at the date of revaluation, as determined by reference to an active market, less any subsequent accumulated amortisation and subsequent accumulated impairment losses.

# **KH D'SATMAR LTD**

## **Company Limited by Guarantee**

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

#### **Year ended 31 August 2025**

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

##### **Intangible assets** *(continued)*

Intangible assets acquired as part of a business combination are only recognised separately from goodwill when they arise from contractual or other legal rights, are separable, the expected future economic benefits are probable and the cost or value can be measured reliably.

##### **Amortisation**

Amortisation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful life of that asset as follows:

Software	-	20% reducing balance
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If there is an indication that there has been a significant change in amortisation rate, useful life or residual value of an intangible asset, the amortisation is revised prospectively to reflect the new estimates.

##### **Tangible assets**

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

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

##### **Depreciation**

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

Equipment	-	20% reducing balance
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##### **Impairment of fixed assets**

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

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

# KH D'SATMAR LTD

## Company Limited by Guarantee

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

#### Year ended 31 August 2025

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

##### Impairment of fixed assets *(continued)*

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

#### 4. Limited by guarantee

KH D'Satmar LTD is a company limited by guarantee incorporated on 7 August 2018 and is governed by its memorandum and articles of association. The Directors/Trustees are responsible for the governance of the organisation and are active in all operational aspects of strategic management. Major policy decisions are decided at full directors/trustees meetings.

#### 5. Donations and legacies

	Unrestricted Funds £	Total Funds 2025 £	Unrestricted Funds £	Total Funds 2024 £
<b>Donations</b>				
Donations and Legacies	349,937	<b>349,937</b>	644,562	644,562

#### 6. Costs of raising donations

	Unrestricted Funds £	Total Funds 2025 £	Unrestricted Funds £	Total Funds 2024 £
Fundraising costs	1,160	<b>1,160</b>	12,418	12,418

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

	Unrestricted Funds £	Total Funds 2025 £	Unrestricted Funds £	Total Funds 2024 £
Charitable activities	356,920	<b>356,920</b>	507,851	507,851
Support costs	3,450	<b>3,450</b>	2,500	2,500
	<b>360,370</b>	<b>360,370</b>	<b>510,351</b>	<b>510,351</b>

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

	Activities undertaken directly £	Grant funding of activities £	Support costs £	Total funds 2025 £	Total fund 2024 £
Charitable activities	249,128	107,792	—	<b>356,920</b>	507,851
Governance costs	—	—	3,450	<b>3,450</b>	2,500
	<b>249,128</b>	<b>107,792</b>	<b>3,450</b>	<b>360,370</b>	<b>510,351</b>

# KH D'SATMAR LTD

## Company Limited by Guarantee

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

Year ended 31 August 2025

#### 9. Analysis of support costs

	Analysis of support costs activity 1	Total 2025	Total 2024
	£	£	£
Governance costs	3,450	<u>3,450</u>	<u>2,500</u>

#### 10. Analysis of grants

	2025 £	2024 £
<b>Grants to institutions</b>		
Tchabe Kollel Ltd	–	25,000
Bederech Kovod	31,577	57,148
The Friends of Asos Chesed	2,211	–
Chasdei Aharon Ltd	2,700	20,000
Tov Vochedes	4,800	–
Grants under £2000	6,466	8,687
Start Upright	–	25,000
Fundd	7,500	–
Chernobel Shul	–	45,000
Menicho Vesimcho	–	3,000
Shir Chesed Beis Yisroel	–	10,000
Talmud Torah Yetev Lev	–	40,000
Yeshiva Ketane D'satmar	1,057	5,300
Chasdei Yoel Charitable Trust	29,270	85,127
Yeshuos Shabbos	–	25,000
	<u>85,581</u>	<u>349,262</u>
<b>Grants to individuals</b>		
Relief of poverty	22,211	45,185
Total grants	<u>107,792</u>	<u>394,447</u>

#### 11. Net income

Net income is stated after charging/(crediting):

	2025 £	2024 £
Amortisation of intangible assets	259	323
Depreciation of tangible fixed assets	15,250	3,071
Operating lease rentals	<u>44,040</u>	<u>–</u>

#### 12. Independent examination fees

	2025 £	2024 £
Fees payable to the independent examiner for:		
Independent examination of the financial statements	<u>3,450</u>	<u>2,500</u>

# KH D'SATMAR LTD

## Company Limited by Guarantee

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

#### Year ended 31 August 2025

#### 13. Trustee remuneration and expenses

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

#### 14. Intangible assets

	Development costs £
<b>Cost</b>	
At 1 September 2024 and 31 August 2025	<u>4,815</u>
<b>Amortisation</b>	
At 1 September 2024	3,523
Charge for the year	259
<b>At 31 August 2025</b>	<u>3,782</u>
<b>Carrying amount</b>	
At 31 August 2025	<u>1,033</u>
At 31 August 2024	<u>1,292</u>

#### 15. Tangible fixed assets

	Land and buildings £	Equipment £	Total £
<b>Cost</b>			
At 1 September 2024	2,544,373	29,697	<b>2,574,070</b>
Additions	364,041	63,966	<b>428,007</b>
<b>At 31 August 2025</b>	<u>2,908,414</u>	<u>93,663</u>	<u><b>3,002,077</b></u>
<b>Depreciation</b>			
At 1 September 2024	–	17,411	<b>17,411</b>
Charge for the year	–	15,250	<b>15,250</b>
<b>At 31 August 2025</b>	<u>–</u>	<u>32,661</u>	<u><b>32,661</b></u>
<b>Carrying amount</b>			
At 31 August 2025	<u>2,908,414</u>	<u>61,002</u>	<u><b>2,969,416</b></u>
At 31 August 2024	<u>2,544,373</u>	<u>12,286</u>	<u>2,556,659</u>

#### 16. Debtors

	2025 £	2024 £
Other debtors	<u>247,556</u>	<u>233,337</u>

# KH D'SATMAR LTD

## Company Limited by Guarantee

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

#### Year ended 31 August 2025

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

	2025	2024
	£	£
Accruals and deferred income	5,810	3,310
Other creditors	781,447	523,425
	<u>787,257</u>	<u>526,735</u>

#### 18. Creditors: amounts falling due after more than one year

	2025	2024
	£	£
Bank loans and overdrafts	<u>679,423</u>	<u>572,481</u>

#### 19. Analysis of charitable funds

##### Unrestricted funds

	At 1 September 2024 £	Income £	Expenditure £	Gains and losses £	At 31 August 2025 £
General funds	1,626,761	418,103	(390,401)	—	1,654,463
Revaluation reserve	100,000	—	—	—	100,000
	<u>1,726,761</u>	<u>418,103</u>	<u>(390,401)</u>	<u>—</u>	<u>1,754,463</u>

  

	At 1 September 2023 £	Income £	Expenditure £	Gains and losses £	At 31 August 2024 £
General funds	1,511,213	702,901	(587,353)	—	1,626,761
Revaluation reserve	—	—	—	100,000	100,000
	<u>1,511,213</u>	<u>702,901</u>	<u>(587,353)</u>	<u>100,000</u>	<u>1,726,761</u>

# KH D'SATMAR LTD

## Company Limited by Guarantee

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

#### Year ended 31 August 2025

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

	Unrestricted Funds	Total Funds
	£	£
Intangible assets	1,033	<b>1,033</b>
Tangible fixed assets	2,969,416	<b>2,969,416</b>
Current assets	250,694	<b>250,694</b>
Creditors less than 1 year	(787,257)	<b>(787,257)</b>
Creditors greater than 1 year	(679,423)	<b>(679,423)</b>
<b>Net assets</b>	<b>1,754,463</b>	<b>1,754,463</b>

  

	Unrestricted Funds	Total Funds
	£	£
Intangible assets	1,292	1,292
Tangible fixed assets	2,556,659	2,556,659
Current assets	268,026	268,026
Creditors less than 1 year	(526,735)	(526,735)
Creditors greater than 1 year	(572,481)	(572,481)
<b>Net assets</b>	<b>1,726,761</b>	<b>1,726,761</b>