

REGISTERED COMPANY NUMBER: 12071715 (England and Wales)
REGISTERED CHARITY NUMBER: 1185871

BEIS SHULOIM LIMITED
(A COMPANY LIMITED BY GUARANTEE)

REPORT OF THE TRUSTEES AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025

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BEIS SHULOIM LIMITED

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BEIS SHULOIM LIMITED

**REFERENCE AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 30 JUNE 2025**

TRUSTEES	J Hager A Langberg Z Roth Y Z Sterngold J Teitelbaum
COMPANY SECRETARY	J Teitelbaum
REGISTERED OFFICE	6 Grosvenor Way London United Kingdom E5 9NB
REGISTERED COMPANY NUMBER	12071715 (England and Wales)
REGISTERED CHARITY NUMBER	1185871
BANKERS	Barclays Bank UK PLC Walthamstow 3 Leicestershire Leicester LE87 2BB

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 JUNE 2025**

The trustees present their report with the financial statements of the charity for the year ended 30 June 2024.

REFERENCE AND ADMINISTRATIVE INFORMATION

The information is shown on page 1 of the financial statements and forms part of this report.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objects of the charity are: the advancement of the Orthodox Jewish faith; the advancement of education; the relief of poverty, and such other object as are for the benefit of the public and are charitable according to the laws of England and Wales.

The trustees confirm that they have given due regard the Charity Commission's guidance on public benefit.

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

The trustees are pleased with the results of the year. Towards the end of the year the property was let and the trustees are hopeful of a regular flow of income.

FINANCIAL REVIEW

Reserves policy

The trustees do not seek to maintain reserves, other than to ensure that they can continue the activities of the charity. Reserves at the year were £327,033 (2024 - £350,338).

STRUCTURE, GOVERNANCE AND MANAGEMENT

Charity constitution

The charity is constituted as a company limited by guarantee and is governed by its Memorandum and Articles of Association dated 26 June 2019.

Organisational structure

The power to appoint new trustees is vested in the board. It is not the intention of the trustees to appoint any new trustees. Should the situation change in the future, the trustees will apply suitable recruitment induction and training procedures.

Risk management

The trustees have reviewed the major risks to which the charity is exposed and confirm that they have established systems to mitigate them.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on 16 April 2026 and signed on its behalf by:

J Teitelbaum - Trustee

BEIS SHULOIM LIMITED

**STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 30 JUNE 2025**

		2025 Unrestricted funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM	Notes		
Investment income	2	26,200	-
		<hr/>	<hr/>
EXPENDITURE ON			
Raising funds	3	42,895	4,048
Charitable activities	4		
Grantmaking		3,600	10,200
Support		3,010	2,043
		<hr/>	<hr/>
Total		49,505	16,291
		<hr/>	<hr/>
NET INCOME/(EXPENDITURE)		(23,305)	(16,291)
RECONCILIATION OF FUNDS			
Total funds brought forward		350,338	366,629
		<hr/>	<hr/>
TOTAL FUNDS CARRIED FORWARD		<u>327,033</u>	<u>350,338</u>

The notes form part of these financial statements

BEIS SHULOIM LIMITED (REGISTERED NUMBER: 12071715)

**BALANCE SHEET
30 JUNE 2025**

	Notes	2025 Total funds £	2024 Total funds £
FIXED ASSETS			
Investment property	9	4,972,593	4,474,409
CURRENT ASSETS			
Cash at bank		2,635	54,513
CREDITORS			
Amounts falling due within one year	10	(17,160)	(1,561)
NET CURRENT ASSETS		<u>(14,525)</u>	<u>52,952</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		4,958,068	4,527,361
CREDITORS			
Amounts falling due after more than one year	11	(4,631,035)	(4,177,023)
NET ASSETS		<u>327,033</u>	<u>350,338</u>
FUNDS	14		
Unrestricted funds:			
General fund		(69,085)	(45,780)
Fair Value Reserve		396,118	396,118
		<u>327,033</u>	<u>350,338</u>
TOTAL FUNDS		<u>327,033</u>	<u>350,338</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 June 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 June 2025 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) 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 notes form part of these financial statements

BEIS SHULOIM LIMITED (REGISTERED NUMBER: 12071715)

BALANCE SHEET - continued
30 JUNE 2025

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

The financial statements were approved by the Board of Trustees and authorised for issue on 16 April 2026 and were signed on its behalf by:

J Teitelbaum - Trustee

BEIS SHULOIM LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

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.

Judgements and key sources of estimation uncertainty

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. These estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The valuation of investment properties 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.

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.

Financial instruments

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

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

Going concern

There are no material uncertainties about the charity's ability to continue.

BEIS SHULOIM LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 JUNE 2025

2. INVESTMENT INCOME

	2025 Unrestricted funds £	2024 Total funds £
Rents received	26,200	-

3. RAISING FUNDS

Investment management costs

	2025 Unrestricted funds £	2024 Total funds £
Legal and professional	31,351	-
Insurance	4,576	4,048
Property repairs	5,743	-
Interest payable and similar charges	1,225	-
	42,895	4,048

4. CHARITABLE ACTIVITIES COSTS

	Grant funding of activities (see note 5) £	Support costs (see note 6) £	Totals £
Grantmaking	3,600	-	3,600
Support	-	3,010	3,010
	3,600	3,010	6,610

5. GRANTS PAYABLE

	2025 £	2024 £
Grantmaking	3,600	10,200

The total grants paid to institutions during the year was as follows:

	2025 £	2024 £
Advancement of religion	3,600	10,200

The grant was made to Kupat Chaim V'Chesed

BEIS SHULOIM LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 JUNE 2025

6. SUPPORT COSTS

	Finance	Governance costs	Totals
	£	£	£
Support	102	2,908	3,010

Support costs, included in the above, are as follows:

Finance

	2025	2024
	Support	Total
	£	activities
	£	£
Bank charges	102	116

Governance costs

	2025	2024
	Support	Total
	£	activities
	£	£
Independent examiner's fee	600	-
Independent examiner's other fees	1,320	-
General expenses	988	367
Accountancy fees	-	1,560
	2,908	1,927

7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 June 2025 nor for the year ended 30 June 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30 June 2025 nor for the year ended 30 June 2024.

8. AVERAGE STAFF NUMBERS

The average number of staff in the year was Nil (2024 - Nil)

9. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1 July 2024	4,474,409
Additions	498,184
At 30 June 2025	4,972,593
NET BOOK VALUE	
At 30 June 2025	4,972,593
At 30 June 2024	4,474,409

BEIS SHULOIM LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 JUNE 2025

9. INVESTMENT PROPERTY - continued

The fair value of the investment properties has been arrived at on the basis of a valuation carried out by the trustees who are considered to have the experience and expertise required to undertake such an exercise. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties in the same or similar locations.

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Other creditors	(1)	1
Accruals and deferred income	17,161	1,560
	<u>17,160</u>	<u>1,561</u>

11. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2025	2024
	£	£
Bank loans (see note 12)	<u>4,631,035</u>	<u>4,177,023</u>

12. LOANS

An analysis of the maturity of loans is given below:

	2025	2024
	£	£
Amounts falling due in more than five years:		
Repayable otherwise than by instalments:		
Bank loans more 5 yrs non-inst	<u>4,631,035</u>	<u>4,177,023</u>

13. SECURED DEBTS

The following secured debts are included within creditors:

	2025	2024
	£	£
Bank loans	<u>4,631,035</u>	<u>4,177,023</u>

The bank loan is secured by a legal charge over the company's investment property.

BEIS SHULOIM LIMITED

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025**

14. MOVEMENT IN FUNDS

	At 1.7.24 £	Net movement in funds £	At 30.6.25 £
Unrestricted funds			
General fund	(45,780)	(23,305)	(69,085)
Fair Value Reserve	396,118	-	396,118
	<u>350,338</u>	<u>(23,305)</u>	<u>327,033</u>
TOTAL FUNDS	<u><u>350,338</u></u>	<u><u>(23,305)</u></u>	<u><u>327,033</u></u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	26,200	(49,505)	(23,305)
	<u>26,200</u>	<u>(49,505)</u>	<u>(23,305)</u>
TOTAL FUNDS	<u><u>26,200</u></u>	<u><u>(49,505)</u></u>	<u><u>(23,305)</u></u>

Comparatives for movement in funds

	At 1.7.23 £	Net movement in funds £	At 30.6.24 £
Unrestricted funds			
General fund	(29,489)	(16,291)	(45,780)
Fair Value Reserve	396,118	-	396,118
	<u>366,629</u>	<u>(16,291)</u>	<u>350,338</u>
TOTAL FUNDS	<u><u>366,629</u></u>	<u><u>(16,291)</u></u>	<u><u>350,338</u></u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	-	(16,291)	(16,291)
	<u>-</u>	<u>(16,291)</u>	<u>(16,291)</u>
TOTAL FUNDS	<u><u>-</u></u>	<u><u>(16,291)</u></u>	<u><u>(16,291)</u></u>

BEIS SHULOIM LIMITED

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025**

15. RELATED PARTY DISCLOSURES

Ezer Bekovoid Ltd is a related party having common trustees. The amount owed to Ezer Bekovoid at the year end was £2,714,961 (2024 - £2,723,941).