

REGISTERED COMPANY NUMBER: 11893636 (England and Wales)
REGISTERED CHARITY NUMBER: 1186963

REPORT OF THE TRUSTEES AND
AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025
FOR
MOWBRAY BUILDINGS LTD

Venitt and Greaves
Chartered Accountants
115 Craven Park Road
South Tottenham
London
N15 6BL

MOWBRAY BUILDINGS LTD

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FOR THE YEAR ENDED 31 MARCH 2025**

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MOWBRAY BUILDINGS LTD

**REFERENCE AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 31 MARCH 2025**

TRUSTEES	J Bamberger Company Director M Cohen Company Director T Grosskopf Company Director P Adler Company Director
REGISTERED OFFICE	70 Mowbray Road Edgware HA8 8JH
REGISTERED COMPANY NUMBER	11893636 (England and Wales)
REGISTERED CHARITY NUMBER	1186963
INDEPENDENT AUDITORS	Venitt and Greaves Chartered Accountants 115 Craven Park Road South Tottenham London N15 6BL

MOWBRAY BUILDINGS LTD
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2025

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 year ended 31 March 2025. 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

Objectives and aims

The principal activities of the charitable company in the year under review were that of the advancement of education and religious practice in accordance with the teachings of the Orthodox Jewish faith, and the relief of poverty. This is mainly achieved through the ownership and construction of buildings used by schools to provide high level education.

The financial results of the Charitable Company's activities for the year ended 31 March 2025 are fully reflected in the attached financial statements together with the notes thereon.

Significant activities

Mowbray buildings have embarked on an ambitious extension of the Tashbar school site to be able to house 400 children with a new state-of-the-art building incorporating an assembly dining hall. This will greatly enhance the value of the property and will be a tremendous asset for the charity.

During the period the charity generated rental income of £120,000 (2024: £120,000) and donation income of £2,075,001 (2024: £591,799).

Public benefit

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the aim and objectives and in planning the charity's future activities. The aims of the charitable company for the public benefit are detailed in the Objectives and Activities section of the report.

Volunteers

The charity is ran solely by volunteers and the Trustees, none of the charity's work was undertaken by paid employees in the period.

STRATEGIC REPORT

Achievements and performance

Key Performance Indicators

The trustees monitor the entity's performance against its objectives on a regular basis. Performance is assessed against the objectives and expectations using financial and non-financial indicators. The current key financial performance indicators used by the charity are rental income generated and donation income gained.

Investment performance

The investment income received during the period was income specifically in the form of rent from the investment property held.

Financial review

Reserves policy

It is the policy of the charity to maintain unrestricted funds, which are 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 administrative costs of the charity for the next year.

As at 31.03.2025 the charity's unrestricted funds were £6,344,411 (2024: £4,260,805).

Going concern

The trustees have a reasonable expectation that the charity has adequate support and reserves to continue operational existence for the foreseeable future. For this reason, the charity has adopted the going concern basis of accounting in preparing the annual financial statements

Future plans

There are no current plans to change the activities or modus operandi in the foreseeable future.

MOWBRAY BUILDINGS LTD

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2025

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, its memorandum and articles of association, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Recruitment and appointment of new trustees

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

Organisational structure

There are four trustees who also act as directors. They meet on a regular basis to discuss the affairs of the charity. All decisions are based on a majority decision of the directors but in almost all cases the votes are unanimous.

Related parties

Transactions with related parties are disclosed in the notes to the financial statement wherever necessary.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error. Systems of internal controls are designed to provide reasonable, but not absolute, assurance against material misstatement or loss.

The trustees pay particular attention to the financial sustainability. The trustees regularly review the available funding sources to ensure that the charity has sufficient funds to meet its short term working capital needs and sustainable funding sources to meet its mid to long term obligations.

The principle risks are financial including items such as loss of rental income received.

STREAMLINED ENERGY AND CARBON REPORTING

The trustees ensure that the activities of the charity are performed in a way that has as little damaging effect on the environment as possible

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on 28 November 2025 and signed on the board's behalf by:

J Bamberger - Trustee

MOWBRAY BUILDINGS LTD

STATEMENT OF TRUSTEES' RESPONSIBILITIES FOR THE YEAR ENDED 31 MARCH 2025

The trustees (who are also the directors of Mowbray Buildings Ltd for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

Company law requires the trustees to prepare financial statements for each financial year. Under that law, the trustees have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF MOWBRAY BUILDINGS LTD

Opinion

We have audited the financial statements of Mowbray Buildings Ltd (the 'charitable company') for the year ended 31 March 2025 which comprise the Statement of Financial Activities, the Statement of Financial Position, the Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF MOWBRAY BUILDINGS LTD

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the charity through discussion with the trustees and identified financial reporting legislation and charity legislation as being most significant to these financial statements. These included but were not limited to FRS 102, Charities Act 2011 and Companies Act 2006 as they affect the direct charitable activities of the charity.
- We communicated these identified frameworks amongst our audit team and remained alert to any indications of non-compliance throughout the audit. We ensured that the engagement team had sufficient competence and capability to identify or recognise non-compliance with laws and regulations.
- We discussed with the trustees the policies and procedures regarding compliance with these legal and regulatory frameworks.
- We assessed the susceptibility of the charity's financial statements to material misstatement due to non-compliance with legal and regulatory frameworks, including how fraud might occur, by enquiry with the trustees during the planning and finalisation stages of our audit. Specific areas identified were the completeness of income and going concern.
- Based on this understanding, we designed our audit procedures to identify non-compliance with the identified legal and regulatory frameworks, which were part of our procedures on the related financial statement items. We performed appropriate audit testing on the recognition and completeness of income and management's assessment of going concern.

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
MOWBRAY BUILDINGS LTD**

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Malcolm Alan Venitt (Senior Statutory Auditor)
for and on behalf of Venitt and Greaves
Chartered Accountants
115 Craven Park Road
South Tottenham
London
N15 6BL

28 November 2025

Malcolm Venitt – Senior Statutory Auditor

MOWBRAY BUILDINGS LTD

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2025**

	Notes	31.3.25 Unrestricted funds £	31.3.24 Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	2	2,075,001	591,799
Investment income	3	120,000	120,000
Total		<u>2,195,001</u>	<u>711,799</u>
 EXPENDITURE ON			
Raising funds	4	72,125	72,145
Charitable activities	5		
Charitable activities		32,370	-
Other		6,900	7,185
Total		<u>111,395</u>	<u>79,330</u>
 NET INCOME		 2,083,606	 632,469
 RECONCILIATION OF FUNDS			
Total funds brought forward		4,260,805	3,628,336
 TOTAL FUNDS CARRIED FORWARD		 <u><u>6,344,411</u></u>	 <u><u>4,260,805</u></u>

The notes form part of these financial statements

MOWBRAY BUILDINGS LTD

**STATEMENT OF FINANCIAL POSITION
31 MARCH 2025**

	Notes	31.3.25 Unrestricted funds £	31.3.24 Total funds £
FIXED ASSETS			
Tangible assets	10	3,040,995	2,477,576
Investment property	11	4,710,750	2,500,000
		7,751,745	4,977,576
 CURRENT ASSETS			
Debtors	12	10,000	231,000
Cash at bank		181,685	102,647
		191,685	333,647
 CREDITORS			
Amounts falling due within one year	13	(830,801)	(247,457)
NET CURRENT ASSETS		(639,116)	86,190
 TOTAL ASSETS LESS CURRENT LIABILITIES		7,112,629	5,063,766
 CREDITORS			
Amounts falling due after more than one year	14	(768,218)	(802,961)
NET ASSETS		6,344,411	4,260,805

The notes form part of these financial statements

MOWBRAY BUILDINGS LTD

STATEMENT OF FINANCIAL POSITION - continued
31 MARCH 2025

FUNDS	17		
Unrestricted funds:			
General fund		5,272,616	3,189,010
Revaluation reserve		1,071,795	1,071,795
		6,344,411	4,260,805
TOTAL FUNDS		<u>6,344,411</u>	<u>4,260,805</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 28 November 2025 and were signed on its behalf by:

J Bamberger - Trustee

M Cohen - Trustee

P Adler - Trustee

T Grosskopf - Trustee

The notes form part of these financial statements

MOWBRAY BUILDINGS LTD

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2025**

	Notes	31.3.25 £	31.3.24 £
Cash flows from operating activities			
Cash generated from operations	1	2,953,108	600,828
Interest paid		(65,158)	(68,025)
Net cash provided by operating activities		<u>2,887,950</u>	<u>532,803</u>
Cash flows from investing activities			
Purchase of tangible fixed assets		(563,419)	(773,341)
Purchase of investment property		(2,210,750)	-
Net cash used in investing activities		<u>(2,774,169)</u>	<u>(773,341)</u>
Cash flows from financing activities			
Loan repayments in year		(34,743)	(20,798)
Net cash used in financing activities		<u>(34,743)</u>	<u>(20,798)</u>
Change in cash and cash equivalents in the reporting period		<u>79,038</u>	<u>(261,336)</u>
Cash and cash equivalents at the beginning of the reporting period		<u>102,647</u>	<u>363,983</u>
Cash and cash equivalents at the end of the reporting period		<u><u>181,685</u></u>	<u><u>102,647</u></u>

The notes form part of these financial statements

MOWBRAY BUILDINGS LTD

**NOTES TO THE STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2025**

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

	31.3.25 £	31.3.24 £
Net income for the reporting period (as per the Statement of Financial Activities)	2,083,606	632,469
Adjustments for:		
Interest paid	65,158	68,025
Decrease/(increase) in debtors	221,000	(10,000)
Increase/(decrease) in creditors	583,344	(89,666)
Net cash provided by operations	<u>2,953,108</u>	<u>600,828</u>

2. ANALYSIS OF CHANGES IN NET DEBT

	At 1.4.24 £	Cash flow £	At 31.3.25 £
Net cash			
Cash at bank	102,647	79,038	181,685
	<u>102,647</u>	<u>79,038</u>	<u>181,685</u>
Debt			
Debts falling due within 1 year	(99,901)	-	(99,901)
Debts falling due after 1 year	(802,961)	34,743	(768,218)
	<u>(902,862)</u>	<u>34,743</u>	<u>(868,119)</u>
Total	<u>(800,215)</u>	<u>113,781</u>	<u>(686,434)</u>

The notes form part of these financial statements

MOWBRAY BUILDINGS LTD

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 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 as modified by the revaluation of certain assets. The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The 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 estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

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.

Rental income is measured at the fair value of the consideration received or receivable, excluding discounts, rebates and sales taxes.

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.

Governance costs

Governance costs are associated with the governance arrangements of the charity and relate to the general running of the charity. These costs include audit, legal advice for Trustees and costs associated with meeting constitutional and statutory requirements such as the costs of Trustee meetings and the preparation of the statutory accounts.

Tangible fixed assets

Construction Work-in-Progress is held at cost and there is no depreciation of the accumulated costs until the project is completed and the asset is placed into service.

Investment property

Investment properties are 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.

MOWBRAY BUILDINGS LTD

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2025

1. ACCOUNTING POLICIES - continued

Fund accounting

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Cash and cash equivalents

Cash and cash equivalents include cash in hand and deposits held at call with banks.

Financial instruments

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument. Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

2. DONATIONS AND LEGACIES

	31.3.25 £	31.3.24 £
Donations	<u>2,075,001</u>	<u>591,799</u>

3. INVESTMENT INCOME

	31.3.25 £	31.3.24 £
Rents received	<u>120,000</u>	<u>120,000</u>

4. RAISING FUNDS

Investment management costs

	31.3.25 £	31.3.24 £
Insurance	4,243	4,120
Property repairs	2,486	-
Legal and professional fees	29	-
Rates and water	209	-
Interest payable and similar charges	<u>65,158</u>	<u>68,025</u>
	<u>72,125</u>	<u>72,145</u>

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs £	Support costs (see note 6) £	Totals £
Charitable activities	<u>31,994</u>	<u>376</u>	<u>32,370</u>

MOWBRAY BUILDINGS LTD

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2025**

6. SUPPORT COSTS

	Finance	Governance	Totals
	£	costs £	£
Other resources expended	-	6,900	6,900
Charitable activities	376	-	376
	<u>376</u>	<u>6,900</u>	<u>7,276</u>

7. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	31.3.25	31.3.24
	£	£
Auditors' remuneration	6,900	6,900
	<u>6,900</u>	<u>6,900</u>

8. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2025 nor for the year ended 31 March 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2025 nor for the year ended 31 March 2024.

9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £
INCOME AND ENDOWMENTS FROM	
Donations and legacies	591,799
Investment income	120,000
Total	<u>711,799</u>
EXPENDITURE ON	
Raising funds	72,145
Other	7,185
Total	<u>79,330</u>
NET INCOME	632,469
RECONCILIATION OF FUNDS	
Total funds brought forward	3,628,336
TOTAL FUNDS CARRIED FORWARD	<u><u>4,260,805</u></u>

MOWBRAY BUILDINGS LTD

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2025**

10. TANGIBLE FIXED ASSETS

	Construction WIP £
COST	
At 1 April 2024	2,477,576
Additions	563,419
At 31 March 2025	3,040,995
NET BOOK VALUE	
At 31 March 2025	3,040,995
At 31 March 2024	2,477,576

11. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1 April 2024	2,500,000
Additions	2,210,750
At 31 March 2025	4,710,750
NET BOOK VALUE	
At 31 March 2025	4,710,750
At 31 March 2024	2,500,000

Fair value at 31 March 2025 is represented by:

	£
Valuation in 2022	1,428,205
Valuation in 2023	1,071,795
Valuation in 2025	2,210,750
	4,710,750

If the investment property had not been revalued it would have been included at the following historical cost:

	31.3.25	31.3.24
	£	£
Cost	1,428,205	1,428,205
Aggregate depreciation	(132,250)	(132,250)

The investment property was valued on a fair value basis on 31 March 2025 by the Trustees.

MOWBRAY BUILDINGS LTD

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2025**

12. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.25	31.3.24
	£	£
Accruals	10,000	10,000
Prepayments	-	221,000
	<u>10,000</u>	<u>231,000</u>

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.25	31.3.24
	£	£
Bank loans and overdrafts (see note 15)	99,901	99,901
Trade creditors	-	85,870
Other creditors	724,000	54,786
Accrued expenses	6,900	6,900
	<u>830,801</u>	<u>247,457</u>

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

	31.3.25	31.3.24
	£	£
Bank loans (see note 15)	<u>768,218</u>	<u>802,961</u>

15. LOANS

An analysis of the maturity of loans is given below:

	31.3.25	31.3.24
	£	£
Amounts falling due within one year on demand:		
Bank loans	<u>99,901</u>	<u>99,901</u>
Amounts falling between one and two years:		
Bank loans - 1-2 years	<u>99,901</u>	<u>99,901</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>199,802</u>	<u>299,703</u>
Amounts falling due in more than five years:		
Repayable by instalments:		
Bank loans more 5 yr by instal	24,086	24,086
Repayable otherwise than by instalments:		
Bank loans more 5 yrs non-inst	<u>444,429</u>	<u>379,271</u>

MOWBRAY BUILDINGS LTD

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2025**

16. SECURED DEBTS

The following secured debts are included within creditors:

	31.3.25 £	31.3.24 £
Bank loans	<u>868,119</u>	<u>902,862</u>

Bank Loans are secured by a first charge over the charity's investment property and bear interest at variable rates.

17. MOVEMENT IN FUNDS

	At 1.4.24 £	Net movement in funds £	At 31.3.25 £
Unrestricted funds			
General fund	3,189,010	2,083,606	5,272,616
Revaluation reserve	1,071,795	-	1,071,795
	<u>4,260,805</u>	<u>2,083,606</u>	<u>6,344,411</u>
TOTAL FUNDS	<u>4,260,805</u>	<u>2,083,606</u>	<u>6,344,411</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	2,195,001	(111,395)	2,083,606
	<u>2,195,001</u>	<u>(111,395)</u>	<u>2,083,606</u>
TOTAL FUNDS	<u>2,195,001</u>	<u>(111,395)</u>	<u>2,083,606</u>

Comparatives for movement in funds

	At 1.4.23 £	Net movement in funds £	At 31.3.24 £
Unrestricted funds			
General fund	2,556,541	632,469	3,189,010
Revaluation reserve	1,071,795	-	1,071,795
	<u>3,628,336</u>	<u>632,469</u>	<u>4,260,805</u>
TOTAL FUNDS	<u>3,628,336</u>	<u>632,469</u>	<u>4,260,805</u>

MOWBRAY BUILDINGS LTD

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2025**

17. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	711,799	(79,330)	632,469
TOTAL FUNDS	<u>711,799</u>	<u>(79,330)</u>	<u>632,469</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.23 £	Net movement in funds £	At 31.3.25 £
Unrestricted funds			
General fund	2,556,541	2,716,075	5,272,616
Revaluation reserve	1,071,795	-	1,071,795
	3,628,336	2,716,075	6,344,411
TOTAL FUNDS	<u>3,628,336</u>	<u>2,716,075</u>	<u>6,344,411</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	2,906,800	(190,725)	2,716,075
TOTAL FUNDS	<u>2,906,800</u>	<u>(190,725)</u>	<u>2,716,075</u>

18. RELATED PARTY DISCLOSURES

No related party transactions have been noted during the period ended 31st March 2024.