

**HOVE HEBREW COMMUNITY CIO
TRUSTEES' REPORT AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE PERIOD 1 OCTOBER 2024 TO 31 MARCH 2025**

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Hove Hebrew Community CIO
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Hove Hebrew Community CIO
Reference and Administrative Details
For the Period 1 October 2024 to 31 March 2025

Trustees	Mr Stanley Cohen - Chair Mrs Cherry Torrance Mr Ian Ashleigh Dr Winston Pickett Ms Sharon Granville Mrs Michele Cohen - Treasurer Mr Joel Cohen (appointed 05/12/2024)
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Charity Number	1207667
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Principal Address	Synagogue Chambers 79 Holland Road Hove East Sussex BN3 1JN
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Independent Examiner	Mr C J R Chapman FCCA McPhersons Walpole Harding ACCA Citibase Brighton 95 Ditchling Road Brighton BN1 4ST
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Hove Hebrew Community CIO
Trustees' Report For the Period 1 October 2024 to 31 March 2025

The trustees present their report and the financial statements for the period ended 31 March 2025.

Objectives and Activities

Aims and Objectives

The objects of the congregation are for the advancement of the Orthodox Jewish religion and in particular but without limitation to the generality of the foregoing:

- (i) the advancement of any and all observances of the Jewish religion in accordance with the rituals and customs recognised by the Court of the Chief Rabbi in London;
- (ii) the advancement of education in the Jewish religion;
- (iii) other charitable purposes and communal functions associated with the advancement of the Orthodox Jewish religion.

Public Benefit

The trustees confirm that they have complied with the requirements of Section 17 of the Charities Act 2011 to have due regard to the Charity Commission's guidance on public benefit.

Structure, Governance and Management

Governing Document

Hove Hebrew Community is a Charitable Incorporated Organisation (CIO) whose only voting members are its charity trustees. It is governed by a Board of Trustees working to a constitution dated 28 March 2024.

Transfer from Hove Hebrew Congregation (registered charity no. 1150062)

In the period ended 30 September 2024 the Trustees transferred all the assets except for the closing bank balance of £61 from Hove Hebrew Congregation (registered charity no. 1150062) to Hove Hebrew Community CIO. The charitable objects of both charities are identical.

The assets transferred comprised the the freehold interest over the Synagogue, chambers and land at 79 Holland Road, Hove, BN3 1JN, and all the equipment, fixtures and fittings therein, which stood at a Net Book Value of £26,024, plus cash at bank of £1,097,770. The remaining cash at bank of £61 was transferred to Hove Hebrew Community CIO on 2 October 2024.

The charity reconstruction has been accounted for as a merger in accordance with paragraphs 27.12 & 27.13 of 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)".

The trustees' report was approved by the board of trustees and signed on its behalf by:



Mr Stanley Cohen

Trustee
1 December 2025

Hove Hebrew Community CIO
Independent Examiner's Report to the Trustees of Hove Hebrew Community CIO
For the Period 1 October 2024 to 31 March 2025

I report to the trustees on my examination of the accounts of Hove Hebrew Community CIO (the CIO) for the period ended 31 March 2025.

Responsibilities and Basis of Report

As the charity trustees of the CIO you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the CIO's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent Examiner's Statement

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

1. accounting records were not kept in respect of the CIO as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and contents of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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.

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.

C J Chapman

Mr C J R Chapman FCCA
1 December 2025
McPhersons Walpole Harding
ACCA
Citibase Brighton
95 Ditchling Road
Brighton
BN1 4ST

Hove Hebrew Community CIO
Statement of Financial Activities
For the Period 1 October 2024 to 31 March 2025

				31 March 2025
		Unrestricted funds	Restricted funds	Total funds
	Notes	£	£	£
INCOME AND ENDOWMENTS FROM:				
Investments	3	3,101	-	3,101
EXPENDITURE ON:				
Charitable activities:	4			
Management and administration		(19,122)	-	(19,122)
NET EXPENDITURE		(16,021)	-	(16,021)
Other losses		61	(8,582)	(8,521)
NET MOVEMENT IN FUNDS		(15,960)	(8,582)	(24,542)
RECONCILIATION OF FUNDS:				
Total funds brought forward		273,794	850,000	1,123,794
TOTAL FUNDS CARRIED FORWARD	10	257,834	841,418	1,099,252

The notes on pages 6 to 9 form part of these financial statements.

Hove Hebrew Community CIO
Statement of Financial Position
As At 31 March 2025

				31 March 2025
		Unrestricted funds	Restricted funds	Total funds
	Notes	£	£	£
FIXED ASSETS				
Tangible Assets	8	45,757	-	45,757
		<u>45,757</u>	<u>-</u>	<u>45,757</u>
CURRENT ASSETS				
Cash at bank and in hand		213,847	841,418	1,055,265
		<u>213,847</u>	<u>841,418</u>	<u>1,055,265</u>
Creditors: Amounts Falling Due Within One Year	9	(1,770)	-	(1,770)
		<u>(1,770)</u>	<u>-</u>	<u>(1,770)</u>
NET CURRENT ASSETS (LIABILITIES)		212,077	841,418	1,053,495
		<u>212,077</u>	<u>841,418</u>	<u>1,053,495</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		257,834	841,418	1,099,252
		<u>257,834</u>	<u>841,418</u>	<u>1,099,252</u>
NET ASSETS		<u>257,834</u>	<u>841,418</u>	<u>1,099,252</u>
FUNDS OF THE CHARITY				
Restricted Funds				841,418
Unrestricted Funds				257,834
				<u>841,418</u>
TOTAL FUNDS	10			<u>1,099,252</u>

On behalf of the board



Mr Stanley Cohen

Trustee
1 December 2025

The notes on pages 6 to 9 form part of these financial statements.

Hove Hebrew Community CIO
Notes to the Financial Statements
For the Period 1 October 2024 to 31 March 2025

1. General Information

Hove Hebrew Community CIO is a charitable incorporated organisation registered with the Charity Commission, registered charity number 1207667. The principal address is Synagogue Chambers, 79 Holland Road, Hove, East Sussex, BN3 1JN.

2. Accounting Policies

2.1. Basis of Preparation of Financial Statements

The financial statements 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 Charities Act 2011.

The charity is a Public Benefit Entity as defined by FRS 102.

2.2. Incoming Resources

Income is recognised in the Statement of Financial Activities once the CIO has entitlement to the funds, any performance indicators attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Donations are recognised in full in the Statement of Financial Activities when entitled, receipt is probable and when the amount can be quantified with reasonable accuracy. Gift aid receivable is included when claimable.

Grant income is credited to the Statement of Financial Activities when received or receivable whichever is earlier, unless the grant relates to a future period, in which case it is deferred.

2.3. Resources Expended

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the CIO to the 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 costs 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.

Indirect costs, including governance costs, which cannot be directly attributed to activities, are allocated directly to charitable activities as any fundraising costs are immaterial.

2.4. Tangible Fixed Assets and Depreciation

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Fixtures & Fittings	20% per year on a reducing balance basis
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2.5. Investment Properties

All investment properties are carried at fair value determined annually and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided for. Changes in fair value are recognised in the statement of financial activities.

Hove Hebrew Community CIO
Notes to the Financial Statements (continued)
For the Period 1 October 2024 to 31 March 2025

2.6. Cash and Cash Equivalents

Cash and cash equivalents are basic financial assets and include cash in hand and deposits held at call with banks, other short-term highly liquid investments that mature in no more than three months from the date of acquisition and are readily convertible to a known amount of cash with insignificant risk of change in value, and bank overdrafts.

3. Investment Income

	31 March 2025
	Unrestricted funds
	£
Interest on short-term deposits	3,101

4. Analysis of Expenditure

	31 March 2025
	Support costs (see note 5)
	£
Management and administration	19,122

5. Support Costs

	31 March 2025
	Management and administration
	£
Premises expenses	2,633
General administration	15,893
Depreciation	596
	19,122

6. Independent Examiner's Remuneration

	31 March 2025
	£
Independent examination of the financial statements	1,050
Other assurance services	-
Tax advisory services	-
Other financial services	720
	1,770

Hove Hebrew Community CIO
Notes to the Financial Statements (continued)
For the Period 1 October 2024 to 31 March 2025

7. Average Number of Employees

Average number of employees during the period was: NIL

8. Tangible Assets

	Investment Properties	Fixtures & Fittings	Total
	£	£	£
Cost			
As at 1 October 2024	-	-	-
Additions	43,374	2,979	46,353
As at 31 March 2025	43,374	2,979	46,353
Depreciation			
As at 1 October 2024	-	-	-
Provided during the period	-	596	596
As at 31 March 2025	-	596	596
Net Book Value			
As at 31 March 2025	43,374	2,383	45,757
As at 1 October 2024	-	-	-

9. Creditors: Amounts Falling Due Within One Year

	31 March 2025
	£
Accruals and deferred income	1,770

10. Movement in Funds

	As at 1 October 2024	Income	Expenditure	Gains and losses	As at 31 March 2025
	£	£	£	£	£
Unrestricted funds					
General:					
General unrestricted fund	273,794	3,101	(19,122)	61	257,834
Restricted funds					
Funeral fund	850,000	-	-	(8,582)	841,418
Total funds	1,123,794	3,101	(19,122)	(8,521)	1,099,252

Hove Hebrew Community CIO
Notes to the Financial Statements (continued)
For the Period 1 October 2024 to 31 March 2025

Transfer from Hove Hebrew Congregation (registered charity no. 1150062)

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Funeral fund

The Synagogue has operated a Funeral Expenses Scheme on behalf of its members for many years. The Hove Hebrew Community CIO (HHC) Funeral Expenses Scheme ('CIO FES') is managed by HHC and is offered to HHC FES members to assist with payment towards funeral costs for a member of the Scheme.

In the period ended 30 September 2024 Hove Hebrew Congregation closed the FES to new members and the Trustees increased the balance in the restricted Funeral fund to £750,000. This amount was then increased to £850,000 in Hove Hebrew Community CIO. Hove Hebrew Community CIO will continue to operate the CIO FES for the scheme's existing members. Funding held in this designated fund is exclusively for payment of funeral expenses. No other HHC finance source is available for this allocated purpose.

In the period ended 31 March 2025 the Funeral fund received a total of £5,218 of bank interest and paid out a total of £13,800 in burial fees and other funeral costs. This income and expenditure is not included in the CIO's Statement of Financial Activities as the money is held in Trust on behalf of the members of the CIO FES.

The balance in the CIO FES fund stood at £841,418 at 31 March 2025.

11. Transactions with Trustees

None of the trustees received any remuneration or any other benefits from an employment with the charity or a related entity during the current year.

No trustee expenses have been incurred.

12. Related Party Disclosures

There have been no related party transactions in the reporting period that require disclosure.

Hove Hebrew Community CIO
Detailed Statement of Financial Activities
For the Period 1 October 2024 to 31 March 2025

	31 March 2025
	Total funds
	£
INCOME AND ENDOWMENTS FROM:	
Investments	
Interest on short term deposits	3,101
	3,101
	3,101
EXPENDITURE ON:	
Charitable Activities:	
Management and administration	
Rates	(183)
Light and heat	(838)
Shul clearance	(1,612)
Gifts and presentations	(494)
Telephone and internet	(836)
Independent examiner's fees	(1,770)
Legal fees	(7,522)
Professional fees	(5,247)
Other office costs	(24)
Depreciation of fixtures and fittings	(596)
	(19,122)
	(19,122)
NET EXPENDITURE	(16,021)