

Charity registration number 249130 (England and Wales)

BERNARD KAHN CHARITABLE TRUST
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2025

BERNARD KAHN CHARITABLE TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

Mr Y Z Kahn
Mrs M Kahn
Mr M Shaya

Charity registration

England and Wales

249130

Principal address

24 Elmcroft Avenue
Golders Green
London
NW11 0RR

Independent examiner

Paul Newton FCA
5 Robin Hood Lane
Sutton
Surrey
SM1 2SW

BERNARD KAHN CHARITABLE TRUST

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BERNARD KAHN CHARITABLE TRUST

TRUSTEES' REPORT

FOR THE YEAR ENDED 5 APRIL 2025

The Trustees present their annual report and financial statements for the year ended 5 April 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the Charity's Trust Deed, the Charities Act 2011 and "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

The principal objects of the Trust are the relief of poverty and the advancement of education and religion within the Jewish community.

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. In particular, the trustees consider how planned activities will contribute to the aims and objectives they have set.

Achievements and performance

The charity met its objectives in the year by making grants to various Jewish organisations and individuals as detailed in the accounts. The trustees consider that the performance of the charity this year has been satisfactory.

Financial review

It is the policy of the charity to maintain unrestricted funds at a level which the trustees consider is sufficient to generate a regular income for the distributions made on an annual basis to charities which are reliant on grants from the trustees.

The trustees are authorised under the Trust Deed to invest in such assets as they see fit. The charity has a policy of keeping any surplus liquid funds in low risk deposit accounts and investment properties which are not subject to the volatility experienced in other sectors such as equities.

It is the intention of the trustees to continue these policies for the foreseeable future.

The Trustees have assessed the major risks to which the Charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks. The key risk is the security of the investments, which the trustees monitor on a regular basis and apply the policy described above.

Structure, governance and management

The Charity is governed by the Trust Deed dated 2 April 1965. The Trust Deed authorises the trustees to make and hold investments using the general funds of the Charity.

The Trustees who served during the year and up to the date of signature of the financial statements were:

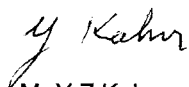
Mr Y Z Kahn

Mrs M Kahn

Mr M Shaya

Appointment of trustees is governed by the Trust Deed of the charity. The continuing trustees are authorised to appoint new trustees to fill vacancies arising through the resignation or death of an existing trustee.

The Trustees' report was approved by the Board of Trustees.



Mr Y Z Kahn

Trustee

8 March 2026

BERNARD KAHN CHARITABLE TRUST

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF BERNARD KAHN CHARITABLE TRUST

I report to the Trustees on my examination of the financial statements of Bernard Kahn Charitable Trust (the Charity) for the year ended 5 April 2025.

Responsibilities and basis of report

As the Trustees of the Charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the Charity's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

Independent examiner's statement

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 that in any material respect:

- 1 accounting records were not kept in respect of the Charity as required by section 130 of the Charities Act 2011.
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements 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 financial statements to be reached.



Paul Newton FCA
JCS Accountants Limited
5 Robin Hood Lane
Sutton
Surrey
SM1 2SW
9 March 2026

BERNARD KAHN CHARITABLE TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 5 APRIL 2025

| | Notes | Unrestricted funds 2025 £ | Unrestricted funds 2024 £ |
|---|-------|------------------------------------|------------------------------------|
| Income from: | | | |
| Donations and legacies | 3 | 30,000 | 30,000 |
| Investments | 4 | 60,471 | 56,322 |
| Total income | | 90,471 | 86,322 |
| Expenditure on: | | | |
| <u>Raising funds</u> | | | |
| Investment property running costs | 5 | 25,883 | 20,777 |
| Investment property management costs | 5 | 20,531 | 20,568 |
| | | 46,414 | 41,345 |
| <u>Charitable activities</u> | | | |
| Grants paid in support of the Jewish community | 7 | 50,165 | 36,000 |
| Administrative costs | 7 | 4,934 | 4,726 |
| Total charitable expenditure | | 55,099 | 40,726 |
| Total expenditure | | 101,513 | 82,071 |
| Net income/(expenditure) and movement in funds | | (11,042) | 4,251 |
| Reconciliation of funds: | | | |
| Fund balances at 6 April 2024 | | 629,791 | 625,540 |
| Fund balances at 5 April 2025 | | 618,749 | 629,791 |

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

BERNARD KAHN CHARITABLE TRUST

BALANCE SHEET

AS AT 5 APRIL 2025

| | Notes | 2025 £ | £ | 2024 £ | £ |
|--|-------|-----------|-----------|-----------|-----------|
| Fixed assets | | | | | |
| Investment property | 12 | | 1,031,135 | | 1,031,135 |
| Current assets | | | | | |
| Cash at bank and in hand | | 19,367 | | 27,156 | |
| Creditors: amounts falling due within one year | 15 | (74,300) | | (71,060) | |
| Net current liabilities | | | (54,933) | | (43,904) |
| Total assets less current liabilities | | | 976,202 | | 987,231 |
| Creditors: amounts falling due after more than one year | 16 | | (357,453) | | (357,440) |
| Net assets | | | 618,749 | | 629,791 |
| The funds of the Charity | | | | | |
| Unrestricted funds | 18 | | 618,749 | | 629,791 |
| | | | 618,749 | | 629,791 |

The financial statements were approved by the Trustees on 8 March 2026



Mr Y Z Kahn
Trustee

BERNARD KAHN CHARITABLE TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 5 APRIL 2025

1 Accounting policies

Charity information

The Charity is a trust governed by its Trust Deed dated 2 April 1965.

1.1 Basis of preparation

The financial statements have been prepared in accordance with the Charity's Trust Deed, the Charities Act 2011 and "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)" (as amended for accounting periods commencing from 1 January 2016). The Charity is a Public Benefit Entity as defined by FRS 102.

The Charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

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 £.

The financial statements have been prepared under the historical cost convention, modified to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives.

1.4 Income

Income is recognised when the Charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the Charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the Charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

Rent is accounted for on a receivable basis.

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

BERNARD KAHN CHARITABLE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2025

1 Accounting policies

(Continued)

Grants payable are charged in the year when the offer is conveyed to the recipient, except where an offer is conditional. These are recognised when the conditions are fulfilled. Conditional grants outstanding are noted as a commitment at the year end, but not accrued as expenditure.

All other expenditure is recognised in the period to which it relates.

1.6 Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.7 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

2 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.

3 Income from donations and legacies

| | Unrestricted funds 2025 £ | Unrestricted funds 2024 £ |
|---------------------|------------------------------------|------------------------------------|
| Donations and gifts | <u>30,000</u> | <u>30,000</u> |

4 Income from investments

| | Unrestricted funds 2025 £ | Unrestricted funds 2024 £ |
|---------------------|------------------------------------|------------------------------------|
| Rental income | 60,146 | 55,940 |
| Interest receivable | 325 | 382 |
| | <u>60,471</u> | <u>56,322</u> |

BERNARD KAHN CHARITABLE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2025

5 Raising funds

| | Unrestricted funds 2025 £ | Unrestricted funds 2024 £ |
|--------------------------------------|------------------------------------|------------------------------------|
| Investment property running costs | | |
| General repairs and maintenance | 9,072 | 4,033 |
| Ground rent | 1,300 | 1,300 |
| Insurance | 2,753 | 2,637 |
| Managing agent fees | 5,408 | 5,035 |
| Service charges | 7,350 | 7,772 |
| | | |
| Investment property running costs | 25,883 | 20,777 |
| | | |
| Investment property management costs | | |
| Mortgage interest | 20,531 | 20,568 |
| | | |
| | 46,414 | 41,345 |

6 Expenditure on charitable activities

| | Grants paid in support of the Jewish community 2025 £ | Administrati ve costs 2025 £ | Total 2025 £ | Grants paid in support of the Jewish community 2024 £ | Administrati ve costs 2024 £ | Total 2024 £ |
|---|---|---------------------------------------|--------------------|---|---------------------------------------|--------------------|
| Direct costs | | | | | | |
| Accounting | - | 3,240 | 3,240 | - | 3,060 | 3,060 |
| Bank charges | - | 68 | 68 | - | 30 | 30 |
| Subscriptions | - | 1,626 | 1,626 | - | 1,636 | 1,636 |
| | - | 4,934 | 4,934 | - | 4,726 | 4,726 |
| | | | | | | |
| Grant funding of activities (see note 7) | 50,165 | - | 50,165 | 36,000 | - | 36,000 |
| | 50,165 | 4,934 | 55,099 | 36,000 | 4,726 | 40,726 |
| | | | | | | |
| Analysis by fund | | | | | | |
| Unrestricted funds | 50,165 | 4,934 | 55,099 | 36,000 | 4,726 | 40,726 |

BERNARD KAHN CHARITABLE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2025

7 Grants payable

| | 2025 £ | 2024 £ |
|--|---------------|---------------|
| Grants to institutions: | | |
| Chaims Books | 1,665 | - |
| Friends of Eidah Chareidis Orthodox Council of Jerusalem | - | 20,000 |
| Marbeh Torah Trust | 20,000 | 10,000 |
| Golders Green Beth Hamedrash | 8,500 | 6,000 |
| Tchabe Kollel Limited | 20,000 | - |
| | <u>50,165</u> | <u>36,000</u> |

8 Administrative costs

Administrative costs includes payments to the independent examiners of £3,240 (2024- £3,060) for independent examination fees, including VAT.

9 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or were reimbursed expenses during the year.

10 Employees

There were no employees during the year.

There were no employees whose annual remuneration was £60,000 or more.

11 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

12 Investment property

| | 2025 £ |
|----------------------------------|------------------|
| Fair value | |
| At 6 April 2024 and 5 April 2025 | <u>1,031,135</u> |

Investment property comprises four flats. The fair value of the investment property has been arrived at on the basis of market information available to the trustees for similar properties. There was no indication that the market value of the properties had changed as at the balance sheet date.

BERNARD KAHN CHARITABLE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2025

13 Fixed asset investments

| | Unlisted investments £ |
|--------------------------------|------------------------------|
| Fair value | |
| At 6 April 2024 & 5 April 2025 | 1 |
| Impairment | |
| At 6 April 2024 & 5 April 2025 | 1 |
| Carrying amount | |
| At 05 April 2025 | - |
| At 05 April 2024 | - |

14 Subsidiaries

These financial statements are not consolidated because the dormant subsidiary is immaterial.

Details of the Charity's subsidiaries at 5 April 2025 are as follows:

| Name of undertaking | Registered office | Nature of business | Class of shares held | % Held Direct Indirect |
|-----------------------|----------------------|--------------------|-------------------------|---------------------------|
| Beack Investments Ltd | England | Dormant | Ordinary | 100.00 |

The aggregate capital and reserves and the result for the year of subsidiaries excluded from consolidation was as follows:

| Name of undertaking | Profit/(Loss) £ | Capital and Reserves £ |
|-----------------------|--------------------|------------------------------|
| Beack Investments Ltd | - | 1 |

15 Creditors: amounts falling due within one year

| | 2025 £ | 2024 £ |
|------------------------------|---------------|---------------|
| Other creditors | 68,000 | 68,000 |
| Accruals and deferred income | 6,300 | 3,060 |
| | 74,300 | 71,060 |

BERNARD KAHN CHARITABLE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2025

16 Creditors: amounts falling due after more than one year

| | Notes | 2025 £ | 2024 £ |
|------------|-------|----------------|----------------|
| Bank loans | 17 | <u>357,453</u> | <u>357,440</u> |

17 Loans and overdrafts

| | 2025 £ | 2024 £ |
|------------------------|----------------|----------------|
| Bank loans | <u>357,453</u> | <u>357,440</u> |
| Payable after one year | <u>357,453</u> | <u>357,440</u> |

The long-term loans are secured by fixed charges over two of the four investment properties owned by the charity.

The long-term loans consist of two interest only mortgages with a term of 11 years ending in November 2028. The interest rate was 5.74% throughout the period. An early repayment charge will apply until 2 January 2028.

18 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

| | At 6 April 2024 £ | Income £ | Expenditure £ | At 5 April 2025 £ |
|-----------------------|----------------------------------|---------------------|--------------------------|----------------------------------|
| General funds | <u>629,791</u> | <u>90,471</u> | <u>(101,513)</u> | <u>618,749</u> |
| Previous year: | At 6 April 2023 £ | Income £ | Expenditure £ | At 5 April 2024 £ |
| General funds | <u>625,540</u> | <u>86,322</u> | <u>(82,071)</u> | <u>629,791</u> |

19 Related party transactions

The trustees made an interest free loan to the charity in May 2017 of £68,000 which remained outstanding throughout the year.