JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY LIMITED

England & Wales · Charity number 259480

Details

Other names	JEWISH BLIND & DISABLED
Status	Registered
Legal form	Charitable company
Company number	00959535
Registered	1969-09-12
Register	View on the Charity Commission register

Contact

Address	FRANCES & DICK JAMES COURT Langstone Way London NW7 1GT
Phone	02083716611
Email	info@jbd.org
Website	www.jbd.org

Activities

Objects: TO PROVIDE ASSISTANCE FOR AND IMPROVE THE CONDITIONS OF LIFE OF NECESSITOUS BLIND AND PHYSICALLY HANDICAPPED PERSONS OF THE JEWISH RELIGION. (FOR DETAILS SEE CLAUSE 4 OF MEMORANDUM AND ARTICLES OF ASSOCIATION INCORPORATED 4TH AUGUST 1969)

Activities: Exists for Jewish people with physical disabilities and or impaired vision aged 18 upwards to have access to housing and support so that they lead the best life they can; enabling independence, dignity and choice. This is achieved through our specially adapted mobility apartments located in our unique supportive developments or within their own home in the wider community.

Downloaded from opencharities.uk/ew/259480

Classification

- **How:** Makes Grants To Organisations, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** General Charitable Purposes, Disability, Accommodation/housing
- **Who:** Elderly/old People, People With Disabilities, People Of A Particular Ethnic Or Racial Origin

Geography

- **Area of benefit:** UNRESTRICTED
- Throughout England And Wales

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£6,093,469	£5,077,485	£66,889,903	48
2023-12-31	£8,653,978	£4,672,994	£65,873,838	44
2022-12-31	£6,385,345	£4,443,548	£61,892,624	43
2021-12-31	£5,132,123	£3,219,523	£59,951,361	61
2020-12-31	£4,998,678	£3,045,001	£58,037,225	60

Trustees

Name	Role	Appointed
Marc Gordon	Chair	2021-07-15
ANTONY KINTISH		2018-01-23
Frances Samantha Gertler		2022-11-28
Jacob Colton		2022-09-13
Jacob Harvey Gould		2024-12-12
Joshua Warren Prince		2024-12-12
Laura Phillips		2022-09-13
MICHAEL BENJAMIN WINEHOUSE		2024-12-12
Tony Levy		2020-07-20

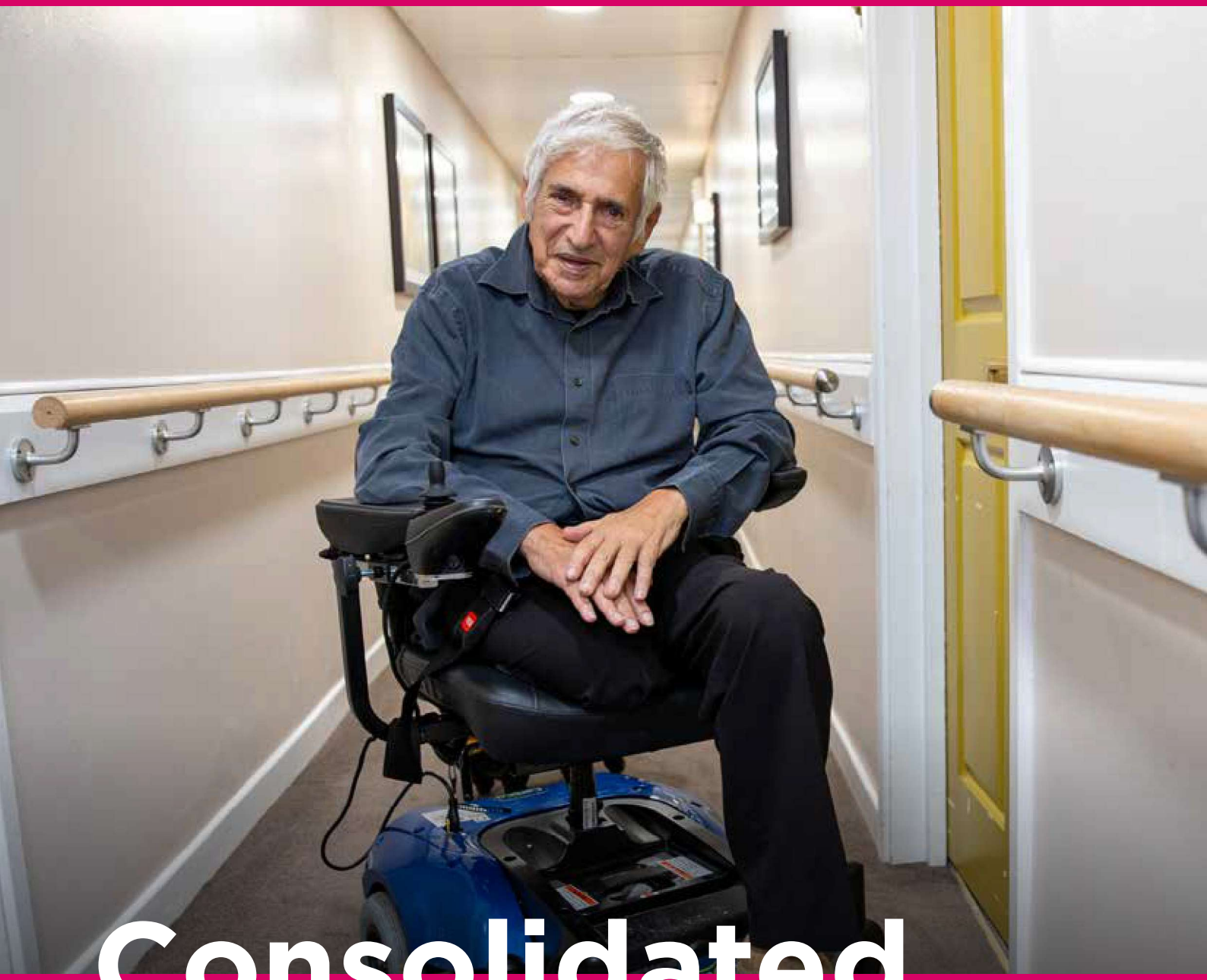
Downloaded from opencharities.uk/ew/259480

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY LIMITED

England & Wales - Charity number 259480

Accounts

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY



Consolidated Financial Statements

For year ending
31 December 2024

JEWISH BLIND & DISABLED
The key to independence

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

Information

Patron
Chief Rabbi Ephraim Mirvis

Presidents
M J Ozin MBE
J Joseph MBE

Chair
M Gordon

Treasurer
A Levy FCA

Members of the Council of Management
M Gordon
A Levy
J Colton
F Gertler
J Goulde (Appointed on 12 December 2024)
A Kintish
L Phillips
J Prince (Appointed on 12 December 2024)
S Russell (Resigned 11 June 2025)
P Silverman
M Winehouse (Appointed on 12 December 2024)

Secretary
M J Ozin MBE

Chief Executive
L Wimborne

Company No.
00959535 - Registered in England and Wales

Charity No.
259480

Registered Office & Head Office
Frances & Dick James Court
35 Langstone Way London NW7 1GT

Bankers
Lloyds Bank plc 25 Gresham Street London EC2V 7HN

National Westminster Bank plc Bloomsbury Parrs (c) Branch PO Box 158 214
High Holborn London WC1V 7BX

Solicitors
Devonshires Solicitors LLP 30 Finsbury Circus London EC2M 7DT

Auditor
Moore Kingston Smith LLP Chartered Accountants 6th Floor
9 Appold Street London EC2A 2AP

CONTENTS

Report of the Trustees 4

Independent Auditor's Report 27

Consolidated Statement of Financial Activities 31

Balance Sheet 32

Consolidated Statement of Cash Flows 33

Notes to the Accounts 34

Front cover photo of Geoff - a tenant that moved into JBD in 2024

Report of the Trustees

Year ended 31 December 2024

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

Statement of Members of the Council's Responsibilities

The Members of the Council (who are also directors of Jewish Blind & Physically Handicapped Society for the purposes of company law) are responsible for preparing the Report of the Council and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Members of the Council to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable group and company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the Members of the Council 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;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The Members of the Council are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable group and company and 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 group and company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Members of the Council are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

In so far as the Members of the Council are aware:

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

OUR 2024 IN NUMBERS

LIVING AT JBD

360 tenants lived in one of our 7 JBD developments where we provided them with an accessible home and peace of mind with 24/7 onsite support

26 is the age of our youngest tenant, our oldest is 99

250k+ individual phone calls were made by our house managers to tenants. Our twice-daily checks provide tenants and their families with peace of mind

110+ households on our housing waiting list at its peak in 2024, compared to 100 households in 2023

ADVICE AND SUPPORT

208 people living in their own home in the wider community were given advice and support, to enable them to remain safely in their own home, through our Independent Living Advisory Service (ILA)

20 days is the average time from an application for our ILA service to an occupational therapy visit. The wait for a local authority service is over a year

75 people attended one or more of our support groups in 2024

145 tenants were provided with advice and support to ensure they had access to the benefits and care they are entitled to, which in turn enables them to live independently and safely in a JBD property

JEWISH BLIND & DISABLED AND THE COMMUNITY

350 shopping minibus trips were made to local supermarkets and Kosher shops enabling tenants who struggle with public transport to do their own shopping, retaining their independence, and in turn enabling them to cook for themselves

1600 pupils engaged with the Jewish Blind & Disabled Schools Programme delivered by our tenants to raise awareness of disability from a young age

58 volunteers supported JBD in 2024 undertaking a wide range of roles including befriending, minibus driving, leading activities and events and office support

728 Shabbat candles lit across our developments and celebrations for every festival of the year in our unique JBD supportive Jewish communities



CHAIR'S REPORT

Our greatest challenge to date

Jewish Blind & Disabled, a charity that has supported Jewish people living with physical disability or vision impairment for over 55 years is facing its biggest challenge since its inception. Our founder Cecil Rosen could simply never have imagined the demand from the community for our housing and support services.

When I joined as Chair in 2021, we were beginning to see what has since become a huge and unprecedented increase in demand for our services. We can't attribute this to one single factor but a multitude of things have all come together at the same time including:

- Medical advances and the development of aids and adaptations enable people living with physical disability or vision impairment, who in the past may have been housed in a care facility, to live independently with dignity and choice
- A huge spike in applications from disabled people post Covid who pre-pandemic were just about managing, but during Covid realised they were no longer coping
- A surge in applications from disabled people living in insecure private rented housing where landlords are resistant to enabling them to make the adaptations that are needed to retain their independence and safety
- Increasing numbers of people who have come to us directly from NHS rehab due to strokes or amputations unable to return to their old home
- Local authority waiting lists for accessible housing in some boroughs are over a decade. We have housed people living in social housing, trapped in their homes, as the only way out is via the stairs which they are no longer able to manage
- Local and central governments' drive to keep people in their own home, and out of residential care, for as long as possible
- We are an ageing community. We are increasingly providing housing for members of our community who have age-related disability or sight loss.

Our health and social care system here in the UK is also driving people to seek support elsewhere. Yes, we are at times plugging gaps for the shortcomings of these services but as a community, for hundreds of years, this is what we have always done, and we do it so well. We all want the best for our friends, relatives, congregants and others we meet along the way, and we would want the same for ourselves if we were to experience a sudden diagnosis of Multiple Sclerosis, Parkinson's, sight loss, a life-changing accident or any of the many other conditions people who turn to us face.

"We want to help every Jewish person who needs us now, but we are all too aware that in 2024 we have not been able to meet the current demand. This is our greatest challenge to date, but, we are determined to grow and develop to ensure that we change this.

We know that's not going to be easy, but we know it's the right thing to do.

Over this past year I have eagerly watched our development of 30 new accessible apartments, Ephraim Court, take shape. The building stands proud in the heart of a thriving Jewish Community in Mill Hill East. As I write this report the interiors are being fitted, and we are nearing the opening of this flagship development. We are eternally grateful for the generosity of individuals, families, Trusts, and Foundations whose support has ensured this project is now fully funded.

Two miles from Ephraim Court in East Finchley is Jewish Blind & Disabled's oldest development, Fairacres. The nearly 40-year-old building with its original roof, heating and water system needs modernisation. Accessibility in the building isn't to the standards we would like it to be. Significant work is required to modernise this building and ensure it is fit for purpose for another 40 years, and more. In January 2025 we secured planning permission to redevelop this building.

Our plans will extend the current footprint of all flats - so they meet wheelchair accessibility standards, add an additional floor creating 11 new apartments, and improve the accessibility and sustainability of the whole development, transforming it into as good as new.

However, we can't do works with tenants in situ. With Ephraim Court less than two miles away, within the same borough, we have a unique opportunity to relocate each tenant whilst work is underway. We would support Fairacres tenants to move to Ephraim Court whilst we work on the redevelopment. We will then support them to move back into a brand new Fairacres once works are complete, approximately 18 months later.

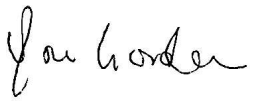
However, this is a unique opportunity to invest in our future by both modernising and expanding a current building. We will not however be able to proceed with these plans if we don't secure the funding required to undertake this £14m project. In 2024 we have made a great start having secured almost 50% of the funds required. If we are not able to secure the funding required, we won't be able to proceed with the project. This will be a huge, missed opportunity.

Alongside our housing, 2024 has seen us expand our community-based service offering, providing support and advice for people living in their own homes through our Independent Living Advisory Service, Sight Loss Support Groups and JEMS (support group for people impacted by Multiple Sclerosis).

We have a huge challenge ahead; one we are determined to meet. We know we can't do this alone and are so grateful to our generous supporters, volunteers and our wonderful, dedicated staff team.

Working together we can transform lives.

Thank you



Marc Gordon
Chair, Jewish Blind & Disabled



CHIEF EXECUTIVE REPORT

2024 a year to be proud of

We are not an organisation to rest on our laurels. Over this past year we have continued to work hard to ensure that we provide the very best housing and support services we can offer. We strive to deliver person-centred services that meet the needs of each and every one of the people we support. During 2024 we have sought feedback from our beneficiaries to ensure that we are doing just that, and the results have proved that the hard work of our dedicated team is a reason for us to be proud of all we have achieved.

100% of the people we have supported through our Independent Living Advisory Service told us that they were very satisfied or satisfied with the service we provided them. 100% also reported that the recommendations provided to them are helping them maintain independence at home and 92% have successfully secured the adaptations they need thanks to our service. We would of course like this figure to be 100% and will continue to support and advocate for those who are struggling to secure these adaptations from local authorities or other statutory services.

Our 2024 tenants survey was equally impressive; 97% of tenants said that living with JBD made them feel safe and secure and 96% said they were either very satisfied or satisfied with the JBD house management service, with the remaining 4% saying they were neither satisfied nor dissatisfied.

89.5% of our tenants were satisfied or very satisfied with the quality of repairs carried out in their flat – and when that repair was carried out by our in-house maintenance team, the satisfaction level rose to 95.5%. This compares very favourably to the 74.5% of social housing tenants who were satisfied with the repairs service they received.

Over this past year we have continued to grow our community-based service offering, both supporting more people through our Independent Living Advisory Service and launching new support groups for Jewish people living with sight loss. In a short space of time these services are proving invaluable to those who are accessing them.

The hard work of our 59-strong workforce was recognised this year when we were awarded Charity Employer of the Year in the annual Work Avenue Awards. Judges praised our high staff retention and staff satisfaction with 98% of our staff saying they were proud to work for JBD.

100%

of the people we have supported through our Independent Living Advisory Service told us they were very satisfied or satisfied with the service we provided them

96%

of tenants said they were either very satisfied or satisfied with the JBD house management service

97%

of tenants said that living with JBD made them feel safe and secure

89.5%

of tenants were satisfied or very satisfied with the quality of repairs carried out in their flat

98%

of staff said they were proud to work for JBD

We have a lot to be proud of, and we should be celebrating this. We know that our services transform lives. As a team we are striving to ensure that through continued growth and development we can transform even more lives. We won't rest on our laurels and sit back and celebrate until we can meet the needs of every single person who turns to us for support.

Finally, I would like to personally thank our staff, volunteers and our dedicated Trustees, without whom none of this success would be possible.



Lisa Wimborne
Chief Executive, Jewish Blind & Disabled

Who we are and what we do

MISSION AND VISION

Jewish Blind & Disabled exists for Jewish people with physical disabilities or vision impairments aged 18 upwards to have access to housing and support so that they lead the best life they can, enabling independence, dignity and choice. This is achieved through our specially adapted mobility apartments located in our unique supportive developments or within their own home in the wider community. We are committed to developing to ensure we can meet the needs and increased demand from across the community.



Photo of Myrna, tenant at Frances & Dick James Court

OUR VALUES

We are guided by strong Jewish values.

OUR GUIDING VALUES ARE

Truth and Integrity (EMET)
Do what you are supposed to do. Be accountable. Be professional

Respect (KAVOD)
Treat others with respect and dignity

Fairness (TZEDEK)
Be fair. Be open-minded and listen

Kindness (CHESED)
Show you care. Be compassionate and empathetic.

Our behaviours demonstrate how we live our values. We will use these behaviours to:

1. Ensure we recruit people who share our values and can demonstrate the behaviours we seek to encourage in our staff team
2. Measure performance and identify support and development needs of our staff
3. Outline our expectations for our staff, volunteers, contractors and others who interact with us. Central to this is our value of respect.

OBJECTIVES AND ACTIVITIES

> We know that with the right facilities and support a disability does not have to mean a loss of vital independence and self-worth.

The age of our current tenants and clients ranges from those in their 20s to over 100 years and between them, they encompass a wide spectrum of disabilities. The one thing they all have in common is that, thanks to the support we offer, they can live life as they choose and not as their disability may otherwise dictate.

OUR UNIQUE DEVELOPMENTS

We house 360 people across seven purpose-built developments in our 320 apartments in North East London, North West London and Hertfordshire. Each of our buildings has its own supportive Jewish community with our house managers being central to the building. Along with providing a 24/7 on call service 365 days a year, house managers keep a caring eye on our tenants, calling them, unless requested not to do so, every morning and evening to check that everything is okay.

We are the only provider of independent housing and support for people living with physical disabilities or vision impairments in the community. There are other organisations who provide housing with care and support. Their clients have different needs from the people we support. Most of our tenants do not need this level of care; they just need an accessible home that suits their needs with the peace of mind provided by our 24/7 on-site house managers and the benefits and support that come from being part of a JBD community.

We house people based on their need using a point score system that considers the accessibility issues people have in their current accommodation and the necessity for our unique offering. Over 80% of our tenants are in receipt of benefits. We know that members of our community with limited or no financial means have little or no choice when it comes to their housing, and we are committed to ensure we can support everyone who needs us regardless of their financial situation.

> We are committed to ensure we can support everyone who needs us regardless of their financial situation.

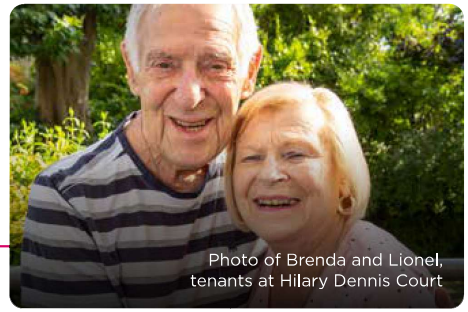


Photo of Brenda and Lionel, tenants at Hilary Dennis Court

Our Tenancy Support Team are on hand to offer advice on suitable aids and adaptations that our tenants may need to suit their specific situation. They provide friendly and reassuring additional support to our tenants as well as providing emotional support, benefits advice and tenancy management. The team advocate on behalf of tenants, liaising with appropriate bodies and local authorities and work closely with local social services departments, health professionals, hospitals, day centres and various specialist agencies as required to meet the individual needs of tenants.

We work in partnership with a wide range of local and communal organisations, social care and health providers to support our tenants to be active and supported members of their local community.

Bricks and mortar alone don't build supportive communities and enable fulfilled lives. We continue to develop our unique supportive Jewish communities through empowering and supporting our tenants to play an active role in shaping their own community. Our tenants take the lead in activities across our developments from organising parties to theatre trips, support groups, weekly Shabbat candle lighting and Jewish festival celebrations.

In May 2024 we held our second JBD-wide tenant conference, an event that brought together over 80 tenants from across all 7 of our buildings. The event was designed to continue to encourage tenants to take the lead on community engagement initiatives within their developments and across the whole organisation, as well as exploring opportunities in the local and wider community.

Following feedback from the tenant conference, it was clear tenants would like more opportunities to mix and plan social activities with one another; this led to the formation of a Tenant Cross-Communal Group. In September the group met for the first time in what was an exciting and constructive meeting. We will continue to support the group to work on JBD-wide events and activities.

> **We continue to develop our unique supportive Jewish communities through empowering and supporting our tenants to play an active role in shaping their own community.**

INVESTING IN OUR DEVELOPMENTS

We take extreme pride in maintaining each of our buildings to the highest standard, ensuring they provide modern accessible accommodation for our tenants and exceed required health and safety and fire regulation standards.

We have an ambitious and detailed 5-10 year fully costed planned maintenance programme. We strive for quality and value for money in delivering this programme and therefore will be undertaking some works in-house through our small Maintenance Team and outsourcing larger more specialist works.

From 2022-2025 we have committed to a £2.6m fire door replacement and fire compartmentation works programme. Works are currently underway in the last development ensuring our fire safety exceeds all current required standards as we don't take risks when it comes to the health and safety of our tenants.

The lifts in our buildings are vital to enabling our tenants to remain independent. In 2023 we began a £750,000 lift modernisation programme. This programme, which will be complete in the spring of 2025 will see us installing a total of six new lifts in three of our older buildings along with upgrades and modernisation to some existing lifts.

We are currently three years into the 10-year kitchen, wet room and lighting upgrade plan. The plan focuses on the properties in highest need of an upgrade, prioritising voids flats. In 2024 a total of 19 kitchens, 16 wet rooms and 16 lighting upgrades were complete.

SUPPORT IN THE WIDER COMMUNITY

With a growing waiting list for our housing and an understanding that not everyone who needs our support wants to make a move into a JBD development, over the past few years we have expanded our support to people living in their own home in the wider community.

THE INDEPENDENT LIVING ADVISORY SERVICE (ILA)

The service is an occupational therapist-led service providing people living with physical disability or vision impairment with advice, support, aids and adaptations that enable them to remain safely in their own home.

Over the past year we have seen a further increase in demand, alongside an increase in the complexity of cases. We believe the increase in demand reflects the long local authority waiting lists and the overstretched health and social care services. Whereas in the past, people were only discharged from hospital after receiving an assessment and a support plan, we are now seeing many people being sent home from hospital with no assessment and little to no support. The complexity of cases is both a reflection of the pressure on services and people's desire to retain their independence by using aids and adaptations in their own homes, rather than moving into a supported or care environment.

The system is currently failing people by preventing them from living with dignity in a safe environment. We are more committed than ever to delivering this vital service so people can live independently at home, should they choose to.

This service is available to anyone from the community within the M25 who is living with a physical disability or vision impairment who needs support and advice.

If the client does not have the means to pay for any aids and adaptations, e.g. their sole income is derived from benefits, they will be supported to apply for funding for the aids and adaptations required unless the items are minor aids and adaptations in which case these will be purchased and offered on a loan basis by Jewish Blind & Disabled. If the client has the means to pay for their own adaptation, they will be advised and guided on what to buy and expected to pay for the item themselves.

This vital service is made possible through the generous support of the Wohl Legacy and contributions from individuals within the community who share our commitment to enabling independent living.

On average, it costs £450 to support someone at home and ensure they are safe and secure. A small price to pay for independence.

ILA IN NUMBERS

In 2024 we supported **208** people through the Independent Living Advisory Service

100% of clients told us that they were very satisfied or satisfied with the service

100% of ILA clients would recommend this service to family or friends

100% of applicants received a home visit within 20 working days with most cases having a visit within 10 working days. Many of these applicants would be waiting for 18 months to see a local authority occupational therapist

PEER SUPPORT

We know from the people on our waiting list and the clients we support in the wider community that isolation and a feeling that they are alone in their struggles with disability is a huge issue. In April 2024 we launched two peer support groups for people living with sight loss, in Finchley and Borehamwood. Although these are still relatively new, the feedback from attendees has indicated how beneficial they are. The groups meet monthly and are joined by a guest speaker. Recent speakers have included a leading optometrist, vision impairment specialists from Moorfields, the RNIB, Guide Dogs and the Macular Society.

One attendee said:

> **I only ever seem to meet other people with sight loss when I am in a hospital waiting room. This group has been so refreshing and a fantastic way to meet people experiencing similar challenges to me.**

This year we have continued to partner with Jewish Care to invest in the JEMS group, a support group for Jewish people living with Multiple Sclerosis.

PEER SUPPORT IN NUMBERS

20

We ran 20 peer support groups for people living with sight loss

30

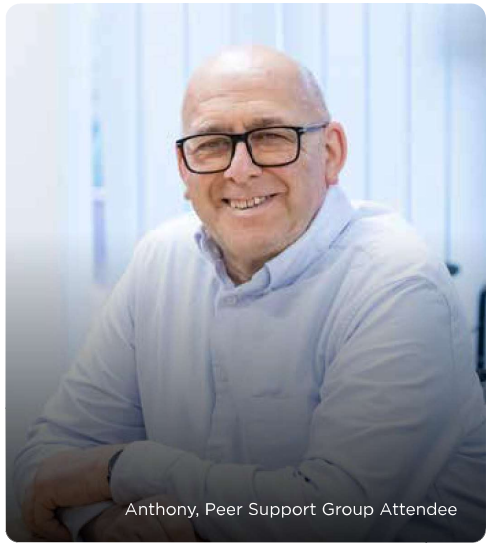
Over 30 people attended one or more of our sight loss peer support groups launched in April 2024

12

We ran 12 support groups for people living with Multiple Sclerosis in partnership with Jewish Care (JEMS)

45

There are 45 members on the JEMS WhatsApp group which is an active support group throughout the year



Anthony, Peer Support Group Attendee

We plan to use the knowledge and experience we have gained to develop and extend our peer support offering in areas where there is a need and demand. However, before we do, we will need to build capacity within the team. Whilst groups may meet only monthly, members of the group will regularly turn to Jewish Blind & Disabled for support and advice which does require resource from the already overstretched team.

In 2025 we will be seeking funding to develop and expand these services.

INFORMING AND EDUCATING THE NEXT GENERATION

We believe we have a role to play in educating the next generation to create a more inclusive and supportive society. Attitudes towards people with disabilities have changed in recent times but there is still a long way to go. We know we have a responsibility to educate and raise awareness.

The Jewish Blind & Disabled Schools Programme has been developed to raise understanding and awareness of disability from a young age. The programme is led by our trained tenant ambassadors, people with lived experience who talk openly to young people about their own experience of disability and how since moving into a Jewish Blind & Disabled apartment, they have been able to live independently.

> **In 2024, 8 tenant ambassadors delivered 42 sessions reaching over 1,600 pupils and for the first time our education programme went to the Scouts and a JLGB summer camp.**

Of the schools who responded to our post-visit survey, 100% gave full marks when asked how well they felt JBD educated their students about living with a disability. All the schools who completed the survey requested a repeat visit from JBD.

The impact of this programme is thanks to our amazing tenant ambassadors who generously donate their time to speak openly to the pupils about the reality of life with a disability.

For the first time ever in 2024 we were invited to the Limmud Festival where we ran several sessions and had an information stall in the event marketplace to raise awareness of disability across the community.

Our session, "How to Make a Cup of Tea", highlighted the challenges many in our community face - whether due to disabilities or age-related frailty - from getting out of bed in the morning to preparing food and daily care. Participants could explore practical ways to help people live more independently, try out some innovative equipment, and see how small changes can make a big difference. We also ran an enjoyable and engaging session with 10-to 11-year-olds olds at Limmud.



JBD Staff Member - Talia, with Arnold - a tenant leading a session at a school

FUNDRAISING

> As an independent charity that does not receive any government funding, we are dependent on the generosity of our donors from across the community to develop our services to meet the growing and changing needs of people with physical disabilities and vision impairment.

The fundraising landscape is challenging. Alongside the current economic crisis, the ongoing situation in Israel and Gaza has inevitably and understandably had an impact on fundraising for all Jewish UK-based welfare charities. However, despite this challenging landscape we have demonstrated to current and new funders the need, demand and impact of our services. We are so grateful to all our donors for their support.

As with many charities, raising voluntary funds from trusts, foundations and individuals is a vital source of income for us. Our fundraising efforts enable us to provide quality housing and support and are invested in our:

- **Community support services** including the Independent Living Advisory which is entirely funded by donations
- **24/7 on-site house managers** who are a constant lifeline for our tenants. Almost 80% of our tenants are reliant on benefits. These benefits will cover only 50% of the cost of the house manager support service
- The **shopping minibus service** taking tenants to local Kosher shops and supermarkets enabling them to retain their independence
- **Tenancy Support Team** who provide advice and advocate on behalf of tenants to support them with benefits, aids and adaptations and accessing health and social care services
- **Occupational therapy support** to our tenants to ensure as their situation changes, they have the right aids and adaptations as well as advice and support to enable them to remain independent
- **Community Engagement Team** and volunteers who support our tenants to build their own supportive Jewish communities in each of our developments
- **Bricks and mortar**; we know if we can build with limited or no borrowing, we will be moving a step closer to our long-term vision of becoming financially sustainable with significantly less reliance on raising millions of pounds each year from the community. Donations for capital projects to JBD will have a huge long-term impact on the future financial sustainability of the charity.

Major donors, trusts and foundations are a valuable source of income to us. This year income from major donors, trusts and foundations (£1,000 or over) was £1,166,902. This represented over 80% of our fundraised income, (excluding legacies). We continue to appeal to the community for support twice a year and these direct mail appeals continue to generate much-needed fundraised income. In 2024, over £214,000 of income came directly from appeals, compared to £218,248 in the previous year. This slight drop of income reflects our aging, declining, database and the situation in Israel and the ongoing conflict in the region. Additionally, in 2024, 13 synagogue congregations donated to JBD, mainly through their High Holy Day Appeals.

Our annual fundraising events and activities including our sell-out 'Friends of JBD' Golf Day at Hartsbourne, the JBD desk diary and annual raffle continue to raise both awareness and funds for JBD.


2024 Golf Day

Legacies have always been a vital source of income to support the organisation – in an average year, £1 in every £3 of our income comes from gifts in Wills. In 2024 our legacy notifications were lower than in most years with notification of a total of £441k compared to £2.76m in the previous year. We received a total of 14 legacy notifications in the year, the smallest of which was £300 and the largest £91,285.

> We are extremely grateful to all our legators. Their lasting gift will enable us to grow and develop to meet the needs of Jewish people living with physical disability or vision impairment.

In 2022, we launched a new legacy fundraising campaign and signed up to the National Free Wills Network. We have stressed the importance of Gifts in Wills to Jewish Blind & Disabled and encouraged supporters, tenants, staff and volunteers who don't have a Will in place to create one through the National Free Wills Network. In 2024, we received 6 referrals, 2 of whom have advised us that they are leaving a gift to JBD in their Will.

Jewish Blind & Disabled operates with a small internal Fundraising Team and does not engage external professional fundraisers or commercial participators to carry out fundraising activity.

As part of its preparation for the General Data Protection Regulation, we regularly review and update our Privacy Policy. This policy, published on our website, clearly states what personal data Jewish Blind & Disabled holds in relation to supporters and how this data will be used. It sets out how individuals can raise concerns or complaints. Jewish Blind & Disabled is a member of the Fundraising Regulator and complies with all aspects of the Fundraising Code of Practice. We have received no complaints about fundraising activities either during the financial year or subsequently.

At the balance sheet date, total funds were £66,889,903 of which £1,956,816 were endowment funds and £49,977 were restricted funds. There were £59,152,549 of designated funds for fixed assets, £3,280,561 of designated building funds and £1,750,000 of designated planned maintenance funds leaving free reserves of £700,000 at the balance sheet date.

Our people

STAFF AND VOLUNTEERS

Our dedicated staff team and volunteers are the backbone of our organisation.

Most of our 59 staff (including part-time members of staff) provide front-line services to our tenants and clients with the remaining providing the support required to enable the provision of a first-class service.

We believe very strongly in investing in the training and development of our staff to empower them and ensure they are equipped to be the best professionals that they can be.

We know our staff team are an asset to the organisation, but this was confirmed in 2024 when we were awarded Charity Employer of the Year, at the 2024 Work Avenue Awards. The judges praised our staff satisfaction levels and high retention.

In 2024 our staff retention rate (including all staff) was 97% (this figure excludes staff who did not complete their probation period) compared to a national average of 84%. On average, our staff remain with us for a period of 8 years.

This year, our staff were supported by a team of 58 volunteers who work across the organisation from supporting our office-based staff to befriending tenants, driving the minibus and leading events and activities in our buildings. They bring their own skills and expertise into the organisation, complementing the staff team. Volunteers also play a vital role in Jewish life in our buildings. We are so grateful for all they do.

> In 2024 our staff retention rate was 97%



JBD Staff at the 2024 Work Avenue Awards

TRUSTEES AND ORGANISATIONAL STRUCTURE

The Trustees, (also known as Members of the Council), work alongside the professional team, led by its Chief Executive, to guide, scrutinise and support them with the strategic direction of the organisation. The Trustees meet regularly to oversee the work of the professional team. The Trustees use their varied skills and experience to ensure the organisation achieves its aims and objectives. Jewish Blind & Disabled Trustees give their time freely and no members received any remuneration in the year.

Trustee recruitment and succession planning is overseen by the Governance & Nominations Committee. Trustee positions are advertised with a focus on specific skills required to both support professional staff and ensure a broad range of relevant expertise within the Trustee board.

Trustees serve for a renewable fixed term of up to three years. Trustees will no longer serve for more than nine years consecutively unless where the Trustees agree the circumstances are such that it would be in the best interest of the charity for the Trustee in question to serve or a longer period.

The Trustees are responsible in law for the running of Jewish Blind & Disabled. All the Trustees unless where stated served for the whole year.

There is an induction process for all new Trustees. The Chief Executive inducts each Trustee; explaining the key processes and procedures that are involved in the various aspects of running the organisation, as well as showing them first-hand the housing and support we provide.

Some Trustees have responsibility for oversight of a specific area of the work of the charity including finance, health & safety, new developments, planned maintenance, property management and community engagement.

Our sub-committees, listed, report directly to the Board of Trustees, and have delegated authorities and responsibilities. Membership of committees includes Trustees, the professional team and co-opted committee members, these are voluntary roles that bring additional expertise into the organisation.

OUR TRUSTEES

- **Chair Marc Gordon**
- **Treasurer Anthony Levy FCA**
- **Jacob Colton**
- **Frances Gertler**
- **Jack Goulde** *(appointed 12 December 2024)*
- **Antony Kintish**
- **Laura Phillips**
- **Joshua Prince** *(appointed 12 December 2024)*
- **Stuart Russell** *(Resigned 11 June 2025)*
- **Peter Silverman**
- **Michael Winehouse** *(appointed 12 December 2024)*

SUB-COMITTEES

- **Finance**
- **Governance & Nominations**
- **Fundraising & Marketing**
- **Health & Safety**
- **Allocations**

> The Trustees use their varied skills and experience to ensure the organisation achieves its aims and objectives.

THE FINANCE COMMITTEE

The Finance Committee meets at least once a quarter. It oversees the preparation of the annual budget and long-term financial forecasts, reviews performance against budget and approves out-of-budget expenditure. It works alongside the Board to review our investment policy, manage financial risk and borrowing. The committee is chaired by the Treasurer, and members include the Chair, Trustee(s) and co-opted member who is an accountant with charity accounting expertise, a co-opted finance professional, the Head of Finance and Chief Executive.

THE GOVERNANCE & NOMINATIONS COMMITTEE

The Governance & Nominations Committee is responsible for the recruitment and selection of Trustees and the Chief Executive. The Committee oversees the balance of skills, knowledge and experience and evaluates the requirements of all appointments to ensure an adequate balance of requisite skills. The committee includes the JBD Chair, Trustees, co-opted members with experience in recruitment and HR law, the Chief Executive and when relevant key members of the leadership team. The committee is also responsible for monitoring and reviewing corporate governance, risk, safeguarding, data protection and taking recommendations to the Board.

THE FUNDRAISING & MARKETING COMMITTEE

The Fundraising & Marketing Committee steers and directs the fundraising and marketing strategy for the charity, setting and reviewing annual targets and providing support and guidance to the professional team. Membership includes the Chair, Trustee(s), co-opted members with relevant expertise, Director of Fundraising, Head of Marketing & Communications and the Chief Executive.

THE HEALTH & SAFETY COMMITTEE

The Health & Safety Committee is chaired by a Trustee. Membership includes the Chief Executive, Property Director, Director of Housing and Community Services, Head of HR and Head of Operations. The committee meets at least twice a year to review health and safety management procedures, policy and practice, to monitor performance in respect of health, safety and wellbeing, to ensure compliance with legislation as a minimum requirement and receive accident and incident statistics and monitor action on the findings.

THE ALLOCATIONS COMMITTEE

The Allocations Committee consisting of the President, elected Trustee(s), Chief Executive, Director of Property, Director of Housing & Community Services and members of the Tenancy Support Team meets once a month to review applications. The organisation allocates properties, to people who meet the criteria, on a points-based system to ensure housing is allocated to those in greatest need.

CHIEF EXECUTIVE AND ADVISORS

The Chief Executive is responsible for the day-to-day operation of the charity, the delivery of the organisation's strategy and management of the staff team.

To help us in our work we work alongside a team of professional advisors:

- **Bankers:** Lloyds Bank Registered Office: 25 Gresham Street, London, EC2V 7HN
- **Solicitors:** Devonshires Solicitors LLP, 30 Finsbury Circus, London, C2M 7DT
- **Auditors:** Moore Kingston Smith LLP, Chartered Accountants, 9 Appold Street, London, EC2A 2AP
- **Data Protection Officer:** Hope & May, Cobbs Wood Farm, Hertfordshire, SG8 0BP

The Charities Act 2011 requires all charities to meet the legal requirement that its aims are for the public benefit. The Charity Commission in its Charities and Public Benefit guidance states that there are two key principles to be met in order to show that an organisation's aims are for the public benefit: firstly, there must be an identifiable benefit or benefits and secondly, that the benefit must be to the public or a section of the public. The Members of the Council (Trustees) consider that they have complied with Section 17 of the Charities Act 2011 including the guidance Public Benefit: Running a Charity (PB2).

The Trustees carry out a detailed annual review of the charity's activities highlighting the risks the charity is exposed to and the steps taken to mitigate these risks. As part of the process, the Trustees have reviewed the risks associated with the financial procedures to ensure that they meet the needs of the charity.

The Trustees who are also directors of the charity, for the purpose of the Companies Act, are pleased to present their report and accounts for the year ended 31 December 2024 which have been prepared in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (Charities SORP (FRS102)).

The charity is constituted as a company limited by guarantee and is therefore governed by its memorandum and articles of association.

Company No. 00959535 - Registered in England and Wales

Charity No. 259480

Registered Office 35 Langstone Way, London, NW7 1GT

Working Name - Jewish Blind & Disabled (JBD)

Financial Review

The Statement of Financial Activities on page 31 shows surplus of £1,016,065 in the year. The charity's income is used wholly in either the provision of support or facilities to tenants within the charity's projects and other disabled people or on the acquisition of housing property.

Funding sources are primarily from fundraising (income in 2024 £1,725,839) and rents (2024 rental income £3,893,744). These are applied by provision of services to the Society's beneficiaries and any free surplus is designated to the building fund.

INVESTMENT POLICY

The articles of association authorise the Trustees to make and hold investments. It is the charity's policy to place surplus funds in fixed short-term deposits for the development of new housing to meet current and future needs.

RESERVES POLICY

The Council's policy is to build up free reserves so that unrestricted funds held by the charity not committed, designated or invested in tangible fixed assets ('the free reserves') should be sufficient to cover three months' total expenditure, which now equates to approximately £700,000. At this level, the Council considers that it would be able to continue the current activities of the charity in the unlikely event of a significant fall in rent alongside a fall in voluntary income. Designated funds have been set aside for our planned maintenance programme and for building works on our new developments.

RISK MANAGEMENT

The Council has a risk management strategy which comprises:

- an annual review of the principal risks and uncertainties that the charity faces
- the establishment of policies, systems and procedures to mitigate those risks identified in the annual review
- the implementation of procedures designed to minimise or manage any potential impact on the charity should those risks materialise a digital upgrade programme to both improve efficiency and increase the security of our data.

Financial risk is managed by monitoring and reviewing budgets and cash flow on a timely basis and is considered to be low risk. The risk attention has also been focused on non-financial risk arising from fire, health and safety of tenants and staff, employment and IT. These risks are managed by having robust policies and procedures in place and regular awareness training for staff working in these operational areas such as our crisis management plan which staff have been trained how to implement.

We have specifically considered the risks for JBD Properties Limited, a wholly owned trading subsidiary. The key risks are associated with the building development, which have been mitigated by putting in place appropriate insurance cover.

Equality, Diversity and Inclusion

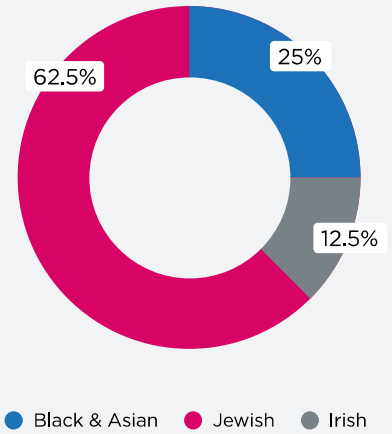
At the core of our work are our values and our behaviours which demonstrate how we live our values of fairness, integrity, respect and kindness. They help guide our commitment to equality, diversity and inclusion. Our commitment to fairness ensures we strive for equality of opportunity and equal access to all. From the way we recruit, and performance-manage our staff, through to our allocation process for prospective tenants, we are constantly looking to ensure we are fair with equality at the heart of decision making.

We are an organisation that provides housing and support services to a diverse Jewish community. Diverse in age, gender, religious affiliation, mindsets and ability/disability. We strive to ensure everyone is heard and their needs are met, whilst celebrating and recognising their differences. We expect tolerance and understanding through respect.

Our senior leadership team can be described as diverse with 25% of the team being of Black and Asian backgrounds, 62.5% of Jewish background and 12.5% Irish. 62.5% of the SLT are women with 37.5% male. As an organisation with a history of high staff retention levels we have no self-declared statistics recorded in relation to disability or sexuality. Since the beginning of 2024, we have recruited six new staff representing the diversity of the geographical areas in which we operate. For an organisation with low turnover, it will take a while for the information to have an impact, however what we are currently gathering is giving us an idea of the trends and areas to focus on.

> We are committed to address our board membership diversity.

Senior leadership team backgrounds



We know when it comes to Board diversity, we still have some work to do. When recruiting current board members, we encouraged, through advertising, women and people with lived experience of disability as well as younger people and those from a range of socio-economic backgrounds to apply. In 2024 we recruited three new Trustees, two of whom are under 40 years old, although all are men. We are committed to address our board membership diversity.

Inclusion is at the core of our service promise. We provide person-centred solutions for our tenants and clients. This includes ensuring we provide inclusive physical environments as well as places where everyone feels valued and welcome. We are committed to collaborating with our tenants and clients to ensure their voices are heard and that they play a vital role in shaping the development of our services.

PAY POLICY FOR STAFF

The Finance Committee in conjunction with the Chief Executive review and set the remuneration of the charity's key management personnel. Their recommendations are shared with the Board for approval.

Staff pay is reviewed annually. Roles are benchmarked against others in the sector to enable us to recruit and retain a skilled workforce.

We have aligned ourselves to the London Living Wage to ensure that all our staff are earning a fair and competitive salary for the vital work they do.

> We have aligned ourselves to the London Living Wage to ensure that all our staff are earning a fair and competitive salary for the vital work they do.

SAFEGUARDING

> We strive to create an environment that empowers both staff, tenants and clients to speak out for themselves with the knowledge that they will be listened to and supported.

Any major concern will be reported to the Governance & Nominations Committee and any ongoing issues will be recorded and updated on the risk register that is regularly reviewed by the committee. The committee has delegated responsibility for oversight, management and reporting issues of concern to the Board.

We focus on prevention rather than just response. Our staff and volunteers work within a framework of policies and are supported by training to enable them to safely raise concerns.

Our comprehensive safeguarding policy is reviewed and updated and signed off by the Governance & Nominations Committee at least once a year. The policy focuses on individual well-being and 'making safeguarding personal'. This approach means we support and enable people to make choices and have control about how they want to live their own lives whilst providing a framework and the mechanisms to help safeguard individuals from abuse and/or exploitation.

SUSTAINABILITY

Sustainability is built into the heart of our new developments. Ephraim Court has an ambitious low-carbon strategy, made possible using fabric energy efficiency measures and the inclusion of air source heat pumps and photovoltaic panels, low-energy lighting, low water consumption fittings and a focus on health and wellbeing through design by maximising daylight, utilising healthy materials, and contributing to the alleviation of fuel poverty. The development will enhance the ecological value of the site through measures such as areas of green and brown roof and native planting.

Alongside accessibility, sustainability is central to our Fairacres redevelopment plans. The proposed project will develop our learning and knowledge from Ephraim Court to produce a low-carbon building that is a blueprint for future JBD developments.

> Sustainability is built into the heart of our new developments.

However, we are acutely aware that our older buildings have their own challenges when it comes to sustainability. We are constantly seeking ways, through our Planned Maintenance Programme, to make positive changes. In 2024 we completed the upgrade of all communal lighting which in the main was a transition from fluorescent bulbs to LED bulbs in keeping with being more energy efficient and using environmentally friendly bulbs.

By Order of the Council
M Gordon

Member of the Council:

Date of approval: 11/06/2025

Moore Kingston Smith LLP were appointed auditors to the company and in accordance with section 485 of the Companies Act 2006, a resolution proposing that they be re-appointed will be put at a General Meeting.

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

FINAL ACCOUNTS

For year ending
31 December 2024

Independent Auditor's Report

Year ended 31 December 2024

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

OPINION

We have audited the financial statements of Jewish Blind & Physically Handicapped Society (the 'parent charitable company') and its subsidiaries ('the group') for the year ended 31 December 2024 which comprise the Group Statement of Financial Activities, the Group and Parent Charitable Company Balance Sheets, the Group Cash Flow Statement 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, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

IN OUR OPINION THE FINANCIAL STATEMENTS:

- Give a true and fair view of the state of the group's and the parent charitable company's affairs as at 31 December 2024 and of the group's 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; 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 Auditor's Responsibilities for the audit of 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 other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. 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.

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 there is a material misstatement in the financial statements or a material misstatement of the other information. 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 trustees' annual report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' annual report has been prepared in accordance with applicable legal requirements.

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

In the light of the knowledge and understanding of the group and parent charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' annual report.

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:

- The parent charitable company has not kept adequate and sufficient accounting records, or returns adequate for our audit have not been received from branches not visited by us; or
- The parent charitable company's 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 trustees' responsibilities statement set out on page 4, 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 group and parent 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 group or parent charitable company or to cease operations, or have no realistic alternative but to do so.

AUDITOR'S 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 an auditor's report 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the group and parent charitable company's internal control.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the group and parent charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the group or parent charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit report.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charitable company and considered that the most significant are the Companies Act 2006, the Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council.
- We obtained an understanding of how the charitable company complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, 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 or intentional misrepresentations, or through collusion.

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 which we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the charitable company and charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Moore Kingston Smith LLP

Shivani Kothari (Senior Statutory Auditor)
for and on behalf of Moore Kingston Smith LLP, Statutory Auditor

6th Floor Appold Street London EC2A 2AP

Date: 15 July 2025

Consolidated Statement of Financial Activities

Year ended 31 December 2024

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

	Notes	Endowment Funds 2024 £	Restricted Funds 2024 £	Unrestricted Funds 2024 £	Total Funds 2024 £	Total Funds 2023 £
Income and endowments from:						
Donations	3.1	-	559,021	725,212	1,284,233	1,883,647
Legacies		-		441,606	441,606	2,764,960
Income from charitable activities:						
Rent receivable				3,893,744	3,893,744	3,672,544
Fees receivable from management of sheltered housing projects		-	-	63,500	63,500	63,693
Yearbook and diary		-	-	31,819	31,819	31,796
Other fundraising events	3.2	-	1,660	216,092	217,752	83,288
Investment income:						
Dividends receivable	-	-	-	634	634	336
Interest receivable		-	-	124,285	124,285	117,818
Other income:						
Release of housing grant	3.3	-	-	35,896	35,896	35,896
Total income		-	560,681	5,532,788	6,093,469	8,653,978
Expenditure on:						
Raising funds:						
Fundraising costs of voluntary income and other activities	4	-	-	415,166	415,166	358,269
Charitable activities:						
Property management costs	5	-	24,115	3,181,420	3,205,535	2,912,286
Tenant support & community service costs	5	-	119,882	1 ,336,902	1 ,456,784	1,402,439
Total expenditure		-	143,997	4,933,488	5,077,485	4,672,994
Net income before net gains/(losses) on investments		-	416,684	599,300	1,015,984	3,980,984
Gains/(losses) on investments	15	-	-	81	81	230
Net income before transfers		-	416,684	599,381	1,016,065	3,981,214
Transfers	19	-	(463,831)	463,831	-	-
Net movement in funds for the year		-	(47,147)	1,063,212	1,016,065	3,981,214
Total funds at 1 January		1,956,816	97,124	63,819,898	65,873,838	61,892,624
Total funds at 31 December	18-20	1,956,816	49,977	64,883,110	66,889,903	65,873,838

The results for both years reflect the continuing operations of the Society.

Balance Sheet

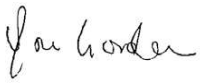
Year ended 31 December 2024

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

	Notes	Group 2024 £	Group 2023 £	Charity 2024 £	Charity 2023 £
Fixed assets					
Tangible assets	11	62,421,895	57,259,644	63,373,577	57,842,539
Intangible fixed assets	12	7,741	11,611	7,741	11,611
Investments	13	-	-	1,000	1000
		62,429,636	**57,271,255**	**63,382,318**	**57,855,150**
Current assets					
Debtors	14	3,004,181	3,530,225	3,054,085	4,441,005
Investments	15	7,084	7,003	7,084	7,003
Cash at bank and in hand		4,238,598	7,382,543	3,522,393	6,439,876
		7,249,863	**10,919,771**	**6,583,562**	**10,887,884**
Creditors Amounts falling due within one year	16	(1,425,547)	(704,909)	(760,432)	(674,209)
Net current assets	-	**5,824,316**	**10,214,862**	**5,823,130**	**10,213,675**
Creditors: Amounts falling due after more than one year	17	(1,364,049)	(1,612,279)	(1,364,049)	(1,612,279)
Total assets less current liabilities		**66,889,903**	**65,873,838**	**67,841,399**	**66,456,546**
Funds					
Endowments	18	1,956,816	1,956,816	1,956,816	1,956,816
Restricted	19	49,977	97,124	49,977	97,124
Unrestricted:					
Designated - building fund	20	3,280,561	7,411,626	3,280,561	7,411,626
Designated - fixed asset fund	20	59,152,549	53,958,272	60,104,231	54,541,167
Designated - planned maintenance fund	20	1,750,000	1,750,000	1,750,000	1,750,000
General	20	700,000	700,000	699,814	699,813
Total unrestricted funds		**64,883,110**	**63,819,898**	**65,834,606**	**64,402,606**
Total funds		**66,889,903**	**65,873,838**	**67,841,399**	**66,456,546**

A separate income and expenditure account for the charity is not presented as the charity has taken advantage of the exemptions permitted by section 408 of the Companies Act 2006. The net result of the charity for the year was a surplus of £1,384,853 (2023: £4,132,344).

Approved by the Council and Authorised for Issue



M Gordon, Chairman
Date: 11/06/2025
Company Registration No. 00959535

Consolidated Statement of Cash Flows

Year ended 31 December 2024

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

	Notes	2024 £	2023 £
Cash flows from operating activities			
Cash generated from operations	22	2,305,990	1,158,487
Cash flows from operating activities		**2,305,990**	**1,158,487**
Cash flows from investing activities			
Purchase of property, plant and equipment		(5,275,822)	(2,104,903)
Interest received		177,389	64,714
Dividend income		634	336
Net cash used in investing activities		**(5,097,799)**	**(2,039,853)**
Cash flows from financing activities			
Interest paid on loan		(137,197)	(20,051)
Repayment of loans		(214,939)	(2,605)
Net cash used in financing activities		(352,136)	(22,656)
Net (decrease) / increase in cash and cash equivalents in the financial year		(3,143,945)	(904,022)
Cash and cash equivalents at the beginning of the financial year		7,382,543	8,286,565
Cash and cash equivalents at the end of the financial year		**4,238,598**	**7,382,543**

Notes to the Accounts

Year ended 31 December 2024

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

1 ACCOUNTING POLICIES

The charity is a private company limited by guarantee incorporated in England and Wales (Company registered number 959535). The registered office is Frances & Dick James Court, 35 Langstone Way, London, NW7 1GT. The Financial Statements are prepared in sterling which is the functional currency of the entity. Monetary amounts are rounded to the nearest pound.

The principal accounting policies adopted and judgements in the preparation of the financial statements are as follows:

1.1 BASIS OF PREPARATION OF ACCOUNTS AND ASSESSMENT OF GOING CONCERN

The financial statements of the charity and subsidiary have been prepared in accordance with 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 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2016.

The Charitable group and company meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

The Members of the Council decide whether the use of going concern is appropriate and have considered possible events or conditions that might cast doubt on the ability of the charitable group to continue on as a going concern. The Members of the Council make this assessment in respect of a period of one year from the date of approval of the financial statements. In particular, the Members of the Council have considered the Charitable company's forecast and projections and have considered the potential impacts of the coronavirus outbreak on the viability of the charitable group. Annual budgets have been revised taking this into account. The charity holds significant reserves and has liquid assets in the form of cash held in short-term deposits. For this reason, the trustees continue to adopt the going concern basis in preparing the financial statements.

1.2 CONSOLIDATED ACCOUNTS

The group financial statements consolidate the financial statements of the charity and its wholly owned subsidiary, JBD Properties Limited, for the year ended 31 December 2024.

Control is achieved where the group has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. The review of subsidiaries acquired or disposed during the year are included in the statements of financial activities from the effective date of acquisition and up to the effective date of disposal, as appropriate using accounting policies consistent with those of the parent. All intra-group transactions, balances, income and expenses are eliminated in full on consolidation.

1.3 INCOME

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably. Where income is received in advance of meeting any performance-related conditions there is not unconditional entitlement to the income and its recognition is deferred and included in creditors as deferred income until the performance-related conditions are met. Donations are recognised when the charity has entitlement to the funds and it is probable that the income will be received and the amount can be measured reliably.

Legacies are recognised as the earlier of the dates on which either the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executors to the charity that a distribution will be made or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the Bank.

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

The income from fundraising ventures is shown gross, with the associated costs included in fundraising costs. Other income is accounted for on a receivable basis.

1.4 FUND ACCOUNTING

The following funds are held by the charity:

- unrestricted general funds - these are funds which can be used in accordance with the charitable objects at the discretion of the council.
- designated funds - these are funds set aside by the council out of unrestricted general funds for specific future purposes or projects.
- restricted funds - these are funds that 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.
- permanent endowment funds - represent those assets which must be held permanently by the charity.
- expendable endowment funds - represent capital funds which may only be converted into expendable income at the discretion of the Members of the Council.

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

1.5 EXPENDITURE AND IRRECOVERABLE VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds comprise the costs associated with attracting voluntary income and the costs associated with fundraising purposes.
- Expenditure on charitable activities comprises those costs incurred by the charity in the delivery of its activities and services. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support it.

Value added tax is not recoverable and as such is included in the relevant costs in the Statement of Financial Activities.

1.6 COSTS ALLOCATION

Costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource. Costs other than support costs relating to a particular activity are allocated directly. Support costs are allocated according to the number of staff employed within each activity category. Allocated support costs are re-apportioned amongst cost centres existing within an activity on a percentage basis appropriate to that cost centre.

Governance costs comprise all costs involving public accountability of the charity and its compliance with regulation and good practice. These costs include costs related to statutory audit and legal fees together with an apportionment of overhead and support costs. Governance costs are allocated according to the number of staff employed within Fundraising, Property Management and Tenancy Support.

1.7 OPERATING LEASES

Rentals payable under operating leases are charged to the Statement of Financial Activities as incurred.

1.8 INTANGIBLE FIXED ASSETS

Intangible fixed assets are stated at cost less accumulated amortisation and accumulated impairment losses.

Amortisation is recognised as to write off the cost of intangibles less their residual values over their estimated useful lives using the straight-line method. The intangibles are amortised on the following basis:

Computer software	**20%**

1.9 TANGIBLE FIXED ASSETS

Tangible fixed assets are stated at cost (or deemed cost) less accumulated depreciation.

The charity previously adopted a policy of revaluing freehold land and buildings and they were stated at their revalued amount less any subsequent depreciation. The charity has adopted the transition exemption under FRS 102 paragraph 35.10(d) and has elected to use the previous revaluation as deemed cost.

Depreciation is provided on a straight-line basis at the following annual rates in order to write off each asset over its estimated useful life:

Freehold and long leasehold land & buildings	**nil**
Fixtures and fittings	**20%**
Office equipment	**20%**
Motor vehicles	**25%**

Freehold and long leasehold buildings are not depreciated given the continual maintenance of the buildings to ensure that they remain in sound state of repair. The council reviews the valuation of the buildings annually for impairment in their value and it considers that the residual value at the end of their useful economic life will not be less than their present carrying value, no depreciation is charged.

1.10 INVESTMENTS

Fixed asset investments are stated at cost less permanent diminution in value.

Current asset investments are stated at market value. Realised and unrealised gains and losses on investments are dealt with in the Statement of Financial Activities.

In the parent company financial statements, investments in subsidiaries are initially measured at cost and subsequently measured at cost less any accumulated impairment losses.

1.11 DEBTORS

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.12 CASH AT BANK AND IN HAND

Cash at bank and cash in hand includes cash and short-term highly liquid investments with a short maturity from the date of opening the deposit.

1.13 CREDITORS

Creditors are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably.

Notes to the Accounts – Year ended 31 December 2024
JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

1.14 FINANCIAL INSTRUMENTS

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments which include trade and other receivables, trade and other payables and cash and bank balances. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

1.15 PENSIONS

Employees of the charity are entitled to join a defined contribution 'money purchase' scheme unless they have exercised their right to opt out of the scheme membership. The money purchase plan is managed by Legal & General and the plan invests contributions made by the employee and employer in an investment fund to build up over the term of the plan. The pension fund is then converted into a pension upon the employee's normal retirement age which is defined as when they are eligible for a state pension. The charity has no liability beyond making its contributions and paying across the deductions for the employee's contributions.

1.16 HOUSING ASSOCIATION GRANT

The housing association grant, obtained from the transfer of assets and liabilities from Cavendish Housing Trust, is held as a liability and amortised and released to the Statement of Financial Activities over the useful life of the land and buildings that it was used to purchase.

2 JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the group's accounting policies, the directors 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 estimate and associated assumptions are based on a historical experience and other factors that are considered to be relevant. Actual results may differ from the 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.

Fixed asset impairment

The freehold land & building is included at cost. No depreciation is charged and the assets are reviewed annually for impairment. This is considered to be a critical accounting estimate in view of the amounts involved and the judgements applied in the review.

3 INCOME

Group and charity

3.1 INCOME AND DONATIONS

Income from donations was £1,284,233 (2023: £1,883,647) of which £725,212 was unrestricted (2023: £1,015,909) and £559,021 was restricted (2023: £867,738). Income from legacies was £441,606 (2023: £2,764,960) was all unrestricted. Total income from donations and legacies was £1,725,839 (2023- £4,648,607)

3.2 RENTAL, MANAGEMENT FEE, INVESTMENT, DIARY & YEARBOOK INCOME

£1,660 of rental, management fee, investment, diary and yearbook income and other fundraising income was restricted in 2024 (none–2023).

3.3 OTHER OPERATING INCOME

Other operating income includes £35,896 (2023: £35,896) of amortised grants taken to income.

4 TOTAL EXPENDITURE: GROUP

	Notes	Fundraising Costs £	Charitable Activities £	Support Costs £	2024 Total Costs £	2023 Total Costs £
Salaries	9	206,770	1,853,962	6,038	2,066,770	1,915,513
Direct costs	5-7	169,825	2,547,794	-	2,717,619	2,529,881
Central costs	-	20,403	201,709	4,534	226,646	155,896
Depreciation & amortisation	-	8,792	12,376	-	21,168	18,938
Legal fees	-	-	4,382	-	4,382	13,788
Subsidiary costs	13	-	-	-	-	367
Governance costs	8	3,681	36,401	818	40,900	38,611
Total	-	409,472	4,656,624	11,390	5,077,485	4,672,994
Allocation of support expenditure (by time spent by staff)	-	5,695	5,695	(11,390)	-	-
2024 Group	-	415,166	4,662,319	-	5,077,485	4,672,994
2023 Group	-	358,269	4,314,725	-	4,672,994	-

TOTAL EXPENDITURE: CHARITY

	Notes	Fundraising Costs £	Charitable Activities £	Support Costs £	2024 Total Costs £	2023 Total Costs £
Salaries	9	206,770	1,853,962	6,038	2,066,770	1,915,513
Direct costs	5-7	169,825	2,547,794	-	2,717,619	2,529,881
Central costs		20,403	201,709	4,534	226,646	155,664
Depreciation & amortisation		8,792	12,376	-	21,168	18,938
Legal fees		-	4,382	-	4,382	13,788
Governance costs		1,682	16,634	374	18,690	22,611
Total		407,474	4,636,856	10,946	5,055,275	4,656,395
Allocation of support expenditure (by time spent by staff)		5,474	5,473	(10,946)	-	-
2024 Charity		412,947	4,642,329	-	5,055,275	4,656,395
2023 Charity		356,669	4,299,726	-	4,656,395	-

Notes to the Accounts – Year ended 31 December 2024
JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

5 EXPENDITURE ON CHARITABLE ACTIVITIES: GROUP

	Notes	Property Management £	Tenant Support & Community Costs £	2024 Total Costs £	2023 Total Costs £
Salaries	9	566,726	1,287,235	1,853,961	1,714,937
Direct costs	7	2,436,381	111,413	2,547,794	2,388,702
Central costs		165,341	36,369	201,710	138,747
Depreciation & amortisation		-	12,376	12,376	18,938
Legal fees		4,383	-	4,383	13,788
Support costs		2,847	2,848	5,695	4,882
Governance costs		29,857	6,544	36,401	34,364
Subsidiary costs		-	-	-	367
2024 Group		3,205,535	1,456,784	4,662,319	4,314,725
2023 Group		2,912,286	1,402,439	4,314,725	

EXPENDITURE ON CHARITABLE ACTIVITIES: CHARITY

	Notes	Property Management £	Tenant Support & Community Costs £	2024 Total Costs £	2023 Total Costs £
Salaries		566,726	1,287,235	1,853,961	1,714,937
Direct costs	-	2,436,381	111,413	2,547,794	2,388,702
Central costs		165,341	36,369	201,710	138,515
Depreciation & amortisation	-	-	12,376	12,376	18,938
Legal fees	-	4,383	-	4,383	13,788
Support costs	-	2,737	2,848	5,595	4,722
Governance costs	-	13,644	2,990	16,634	20,124
2024 Group	-	3,189,212	1,453,231	4,642,453	4,299,726
2023 Group	-	2,899,927	1,399,800	4,299,727	

6 FUNDRAISING COSTS: GROUP AND CHARITY

	2024 £	2023 £
Yearbook and diary expenditure	13,726	10,531
Fundraising IT administration costs	2,368	9,488
Events	38,154	11,919
Advertising and appeal costs	75,286	46,515
Campaign and public relations fees	29,400	46,726
Legacy costs	10,891	16,000
Direct costs	**169,825**	**141,179**

7 PROPERTY MANAGEMENT COSTS: GROUP AND CHARITY

	2024 £	2023 £
Rates	82,403	69,894
Insurance	82,009	50,410
Light & heat	272,217	256,402
Repairs, maintenance and refurbishment	1,711,526	1,713,250
Cleaning	32,312	26,053
Gardening	60,752	64,785
Telephone & sundries	57,965	41,749
Loan interest	137,197	20,051
Direct costs	**2,436,381**	**2,242,594**
Tenant support & community service costs		
Entertaining & events and tenant support	19,892	23,604
Prospective tenant costs	34,192	47,957
Motor & travel expenses	25,560	25,041
Ambulance & minibus	26,700	37,893
Schools project	5,069	11,613
Direct costs (excluding staff costs)	**111,413**	**146,108**
Total direct costs	**2,547,794**	**2,388,702**

8 GOVERNANCE COSTS: GROUP AND CHARITY

	2024 £	2023 £
Auditor's remuneration		
audit services	18,690	18,346
other services	4,641	5,672
audit of subsidiary	10,335	12,000
under provision prior years	-	2,593
Governance costs	7 ,234	-
Direct costs	**40,900**	**38,611**

9 SALARIES & ASSOCIATED SALARY COSTS

	Fundraising Expenditure £	Charitable Expenditure £		Support Costs £	2024 Total Costs £	2023 Total Costs £
		Tenant support & community services £	Property management £			
House managers and cleaners	-	878,078	-	-	878,078	769,706
Property & housing management	-	-	346,330	-	346,330	296,676
Tenant support	-	319,752	-	-	319,752	320,075
Campaign team	179,598	-	-	-	179,598	168,264
Central	27,172	48,306	220,396	6,038	301,913	293,740
Independent Living	-	41,099	-	-	41,099	67,052
Total salary expenditure	**206,770**	**1,287, 235**	**566,726**	**6,038**	**2,066,770**	**1,915,513**

10 STAFF COSTS: GROUP AND CHARITY

	2024 £	2023 £
Salaries	1,800,520	1,644,108
Social security costs	174,970	154,648
Pension costs	70,440	57,522
Total	**2,045,930**	**1,856,278**

10 STAFF COSTS: GROUP AND CHARITY (CONTINUED)

The number of employees who received salaries and employee benefits (excluding employer pension costs) of more than £60,000 is as follows:

	2024	2023
In the band £60,001 – £70,000	-	1
In the band £70,001 – £80,000	1	-
In the band £100,001 – £110,000	1	1
In the band £110,001 – £120,000	-	1
In the band £120,001 – £130,000	1	-

The pension costs relating to these employees were £11,043 (2023: £10,706)

The key management personnel of the charity comprise the members of the Council, the Chief Executive Officer, the Property Development Director, the Head of House Management and Tenancy Support, and the Director of Fundraising. The total salary and benefits of the key management personnel were £402,440 (2023: £389,088).

No remuneration was paid in the year to members of the Council or their connected persons (2023: £nil) nor were expenses reimbursed to them.

Average number of full-time equivalent employees during the year was as follows:

	2024	2023
Direct charitable work	41	39
Fundraising	3	4
Support	4	1
Total	**48**	**44**

Average number of employees including part-time was 60 (2023: 61).

Pension costs are allocated to activities in proportion to the related staffing costs incurred and are wholly charged to unrestricted funds.

Approximately 58 (2023: 56) volunteers continue to support the professional team and the tenants. With the support of the volunteers, the tenants are able to enjoy the privacy of their own mobility apartments and the opportunity to be part of the community when they choose. The wide range of clubs and activities that is provided is designed to reflect the wide range of interests of the tenants.

Notes to the Accounts – Year ended 31 December 2024
JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

11 TANGIBLE FIXED ASSETS: GROUP

	Freehold and Long Leasehold Land and Buildings £	Motor Vehicles £	Office Equipment £	Total £
Cost or valuation				
At 1 January 2024	58,881,967	69,179	75,341	59,026,487
Additions	5,207,774	68,048	-	5,275,822
Disposals	(96,272)	(38,580)	-	(134,852)
At 31 December 2024	63,993,469	98,647	75,341	64,167,457
Depreciation				
At 1 January 2024	1,631,116	69,179	66,548	1,766,843
Charge for the year	-	8,506	8,793	17,299
Eliminated on disposal	-	(38,580)	-	(38,580)
At 31 December 2024	1,631,116	39,105	75,341	1,745,562
Net book values				
At 31 December 2024	62,362,353	59,542	-	62,421,895
At 31 December 2023	57,250,851	-	8,793	57,259,644

(i) Land and buildings and fixtures and fittings are used directly for charitable purposes. Motor vehicles are used for care and campaign purposes, and direct charitable purposes. Office equipment is used in the management and administration of the society.

(ii) The freehold properties are deemed to be carried at cost, representing the frozen valuation as at 1 January 2014, as permitted under the transitional arrangements to FRS102. The historical cost of the freehold properties included in the valuations amounted to £42,415,296 (2023: £37,594,498).

TANGIBLE FIXED ASSETS: CHARITY ONLY

	Freehold and Long Leasehold Land and Buildings £	Motor Vehicles £	Office Equipment £	Total £
Cost or valuation				
At 1 January 2024	59,464,862	69,179	75,341	59,609,382
Additions	5,576,561	68,048	-	5,644,609
Disposals	(96,272)	(38,580)	-	(134,852)
At 31 December 2024	64,945,151	98,647	75,341	65,119,139
Depreciation				
At 1 January 2024	1,631,116	69,179	66,548	1,766,843
Charge for the year	-	8,506	8,793	17,299
Eliminated on disposal	-	(38,580)	-	(38,580)
At 31 December 2024	1,631,116	39,105	75,341	1,745,562
Net book values				
At 31 December 2024	63,314,035	59,542	-	63,373,577
At 31 December 2023	57,833,746	-	8,793	57,842,539

12 INTANGIBLE FIXED ASSETS: GROUP AND CHARITY

	Computer Software £	Total £
Cost or valuation		
At 1 January 2024	19,351	19,351
Additions	-	-
At 31 December 2024	19,351	19,351
Amortisation		
At 1 January 2024	7,740	7,740
Charge for the year	3,870	3,870
At 31 December 2024	11,610	11,610
Net book values		
At 31 December 2024	7,741	7,741
At 31 December 2023	11,611	11,611

13 JBD PROPERTIES LIMITED

Jewish Blind & Physically Handicapped Society has a wholly-owned trading subsidiary, JBD Properties Limited, a company incorporated and registered in England and Wales, company number 09174972 The registered office is Francis & Dick James Court, 35 Langstone Way, London, NW7 1GT. The principal activity of this company is the development of properties. All profits are donated to the charity by gift aid. The charity owns the entire issued share capital of 1,000 ordinary shares of £1 each. A summary of the results is shown below:

Profit and loss account	2024 £	2023 £
Turnover	5,285,859	2,166,207
Cost of sales	(4,917,154)	(1,792,050)
Administrative expenses	(89,848)	(317,890)
Interest receivable	4,259	-
Profit for the financial year	**283,116**	**56,267**

Balance Sheet	2024 £	2023 £
Debtors	9,081	3,044
Cash at bank and in hand	716,206	942,667
Creditors: amounts falling due within one year	(724,100)	(944,524)
Net current assets	**1,187**	**1,187**
Capital and reserves:	1,000	1,000
Called up share capital	187	187
Profit and loss reserves	**1,187**	**1,187**

Notes to the Accounts – Year ended 31 December 2024
JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

14 DEBTORS

Amounts falling due within one year:	Group 2024 £	Group 2023 £	Charity 2024 £	Charity 2023 £
Rent receivable	168,970	128,730	168,970	128,730
Amount due from subsidiary undertaking	-	-	58,985	914,024
Other debtors	28,753	19,804	19,672	19,804
Prepayments and accrued income	2,806,458	3,381,691	2,806,458	3,378,447
Total	**3,004,181**	**3,530,225**	**3,054,085**	**4,441,005**

15 INVESTMENTS: GROUP AND CHARITY

	2024 £	2023 £
Market value at 1 January 2024	7,003	6,773
Unrealised gain/(loss) in year	81	230
Market value at 31 December 2024	7,084	7,003
Historical cost at 31 December 2024	**14,246**	**14,246**

	Represented by: UK quoted investments	2024 £	2023 £
468	Ordinary shares of 10p in Lloyds Banking Group plc	256	223
564	Ordinary shares of 25p in Barclays plc	1,512	868
89	Ordinary shares of 6.17p in Centrica plc	119	125
547	Ordinary shares of 11.39p in National Grid plc	5,197	5,787
	Total	**7,084**	**7,003**

16 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

Amounts falling due within one year:	Group 2024 £	Group 2023 £	Charity 2024 £	Charity 2023 £
Trade creditors	175,000	206,386	162,760	193,701
Building retention monies	21,934	118,206	21,934	118,206
Other creditors	348,842	290,309	348,842	290,109
Accruals & deferred income	843,875	51,507	191,000	33,692
Bank loans	-	2,605	-	2,605
Housing corporation grant	35,896	35,896	35,896	35,896
Total	**1,425,547**	**704,909**	**760,432**	**674,209**

Included in accruals and deferred income is £54,565 of rental income deferred at the end of 2024 (2023: £447). Included in other creditors is Pension creditor of £11,781 (2023: £10,303).

17 CREDITORS: AMOUNTS FALLING DUE OVER ONE YEAR

Amounts falling due over one year	Group 2024 £	Group 2023 £	Charity 2024 £	Charity 2023 £
Bank loan	-	212,334	-	212,334
Housing corporation grant	1,364,049	1,399,945	1,364,049	1,399,945
Total	**1,364,049**	**1,612,279**	**1,364,049**	**1,612,279**
Analysis of creditor:				
Repayable between one and two years	35,896	38,790	35,896	38,790
Repayable between two and five years	107,688	118,122	107,688	118,122
Repayable after five years	1,220,465	1,455,367	1,220,465	1,455,367
Total	**1,364,049**	**1,612,279**	**1,364,049**	**1,612,279**

The Bank loan and Housing Corporation grant were transferred from Cavendish Housing Trust on 1 January 2020. The Bank loan was repayable in instalments over a 60-year period from March 1985 and is secured by a specific charge on a housing property. It bears interest at a fixed rate of 9.25% per annum. The bank loan was fully paid off in the year, 20 years early at a favourable rate, for the long-term benefit of the charity. The housing corporation grant is amortised and released to the Statement of Financial Activities over the useful life of the land and buildings it was used to purchase.

Notes to the Accounts – Year ended 31 December 2024
JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

18 ENDOWMENT FUNDS

	Jewish Association for Physically Handicapped £	J N Somers Charitable Will Trust £	The Frances and Dick James Charitable Settlement £	Total £
Grant received in 2001	-	1,000,000	-	1,000,000
Grant received in 2003	-	-	400,000	400,000
Grant received in 2004	-	-	200,000	200,000
Grant received in 2005	77,337	-	-	77,337
Adjustment on revaluation	-	246,682	152,764	399,446
Transfer to general funds	-	(74,802)	(45,165)	(119,967)
Total	**77,337**	**1,171,880**	**707,599**	**1,956,816**
Net Income at 1 January 2024				
Income for year	-	-	-	-
Expenditure	-	-	-	-
Net Income at 31 December 2024	-	-	-	-
Fund balance 31 December 2024	**77,337**	**1,171,880**	**707,599**	**1,956,816**
Fund balance 31 December 2023	**77,337**	**1,171,880**	**707,599**	**1,956,816**

The J N Somers and F & D James funds represent the value of permanent endowment funds donated to the Society for the specific purpose of contributing towards the costs of sheltered housing.

The Jewish Association for the Physically Handicapped fund represents an expendable endowment fund which was donated to provide for the needs of Jewish physically disabled persons.

19 RESTRICTED FUNDS: GROUP AND CHARITY

The restricted funds comprise the following unexpended balances of donations and grants held on trust to be applied for specific purposes.

2024	Balance at 01.01.2024 £	Movement in Funds		Transfer to Unrestricted Funds	Balance at 31.12.2024 £
		Income £	Expenditure £	£	
Ephraim Court	-	240,583	-	(240,583)	-
Fairacres	-	155,000	-	(155,000)	-
Other	97,124	165,098	(143,997)	(68,248)	49,977
Total	**97,124**	**560,681**	**(143,997)**	**(463,831)**	**49,977**

2023	Balance at 01.01.2023 £	Movement in Funds		Transfer to Unrestricted Funds	Balance at 31.12.2023 £
		Income £	Expenditure £	£	
Ephraim Court	-	943,164	-	(943,164)	-
Other	16,866	179,574	(99,316)	-	97,124
Total	**16,866**	**1,122,738**	**(99,316)**	**(943,164)**	**97,124**

Transfers of funds

The transfer of funds represents the purchase of buildings and refurbishment. It relates to work carried out on Ephraim Court which has been capitalised. The purchases have fulfilled the restrictions and the costs have been transferred to general funds.

Purpose of funds

Ephraim Court: The Ephraim Court fund represents funds received for the development of Ephraim Court. The transfer in the year relates to work carried out on the development in the year which have been capitalised.

Fairacres: Restricted funds for Fairacres are ringfenced for the proposed redevelopment of this, JBD's oldest site. A planning application was submitted in 2024 and in January 2025 JBD secured planning permission to redevelop Fairacres. We are actively fundraising for this project and during 2024 received the first restricted donations for this project.

Other: Other funds represents other funds where monies have been received for a restricted purpose. These include Independent Living and monies received for tenant support and new minibus.

20 UNRESTRICTED FUNDS

Group	Building Fund £	Fixed Assets Fund £	Planned Maintenance Fund £	General Funds £	Total Funds £
At 1 January 2024	7,411,626	53,958,272	1,750,000	700,000	63,819,898
Net income for year before transfers	-	-	-	599,300	599,300
Gain on investment	-	-	-	81	81
Transfers	(4,131,065)	5,194,277	-	(599,381)	463,831
At 31 December 2024	**3,280,561**	**59,152,549**	**1,750,000**	**700,000**	**64,883,110**

Charity	Building Fund £	Fixed Assets Fund £	Planned Maintenance Fund £	General Funds £	Total Funds £
At 1 January 2024	7,411,626	54,541,167	1,750,000	699,813	64,402,606
Net income for year before transfers	-	-	-	967,935	967,935
Gain on investment	-	-	-	81	81
Transfers	(4,131,065)	5,563,064	-	(968,015)	463,984
At 31 December 2024	**3,280,561**	**60,104,231**	**1,750,000**	**699,814**	**65,834,606**

The Members of the Council have reviewed the designated funds and have initiated a number of transfers so that the final balances represent a more accurate picture of the funds held in line with their current strategy.

Building Fund - This includes the development costs for Ephraim Court to be spent in the next year and funds to progress our plans for the redevelopment of Fairacres.

Planned Maintenance fund - funds set aside for the planned maintenance works in 2025. £1.75m is expected to be spent on further maintenance.

Fixed Asset Fund - this represents the net book value of the total fixed assets used by the charity which are not included in endowment funds. Transfers to and from the fund represent the proportionate amount in net book values.

21 ANALYSIS OF NET ASSETS BETWEEN FUNDS

2024	Endowment Funds £	Restricted Funds £	Designated Funds £	General Funds £	Total Funds £
Fixed assets	1,879,479	-	60,550,157	-	62,429,636
Net current assets	77,337	49,977	4,997,002	700,000	5,824,316
Creditors over one year	-	-	(1,364,049)	-	(1,364,049)
Total net assets at 31 December 2024	**1,956,816**	**49,977**	**64,183,110**	**700,000**	**66,889,903**

2023	Endowment Funds £	Restricted Funds £	Designated Funds £	General Funds £	Total Funds £
Fixed assets	1,879,479	-	55,391,776	-	57,271,255
Net current assets	77,337	97,124	9,128,067	912,334	10,214,862
Creditors over one year	-	-	(1,399,945)	(212,334)	(1,612,279)
Total net assets at 31 December 2023	**1,956,816**	**97,124**	**63,119,898**	**700,000**	**65,873,838**

22 CASH GENERATED FROM OPERATIONS

Net movement in funds for the year	2024 £	2023 £
Net movement in funds for the year	1,016,065	3,981,214
Adjustments for:		
Depreciation of property, plant and equipment	17,299	15,068
Amortisation of intangible fixed assets	3,870	3,870
Unrealised (gains)/losses on investments	(81)	(230)
Interest income	(124,285)	(117,818)
Dividend income	(634)	(336)
Interest paid	137,197	20,051
Release of housing grant	(35,896)	(35,896)
Loss in disposal of fixed asset	96,272	-
(Increase)/decrease in trade and other debtors	472,940	(2,566,318)
Increase/(decrease) in trade and other creditors	723,243	(141,118)
Cash generated from operations	**2,305,990**	**1,158,487**

Notes to the Accounts – Year ended 31 December 2024
JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

Net Debt Reconciliation	1 January 2024 £	Cash Flows £	31 December 2024 £
Cash at bank and in hand	7,382,543	(3,143,945)	4,238,598
Bank loan	(217,320)	217,320	-
Total	**7,165,223**	**(2,926,625)**	**4,238,598**

23 OPERATING LEASE COMMITMENTS

Amounts falling due within one year:	Group 2024 £	Group 2023 £	Charity 2024 £	Charity 2023 £
Amounts due within one year	15,877	21,641	15,877	21,641
Amounts due between two and five years	7,716	20,291	7,716	20,291
Total	**23,593**	**41,932**	**23,593**	**41,932**

24 LEGAL STATUS OF THE SOCIETY

The Society is a private company limited by guarantee and has no share capital. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity.

25 RELATED PARTY TRANSACTIONS

Jewish Blind & Physically Handicapped Society has a wholly owned trading subsidiary, JBD Properties Limited. During the year, JBD Properties invoiced Jewish Blind & Physically Handicapped Society (JBD) £5,285,859 (2023: £2,166,207). At the year end, £58,985 (2023: £914,024) was owed from JBD Properties Limited.

In the year, the charity received a total of £23,840 donations from the Members of the Council (2023- £16,602).

26 CAPITAL COMMITMENTS

At the year end, the group had capital commitments of £3.367m (2023- £8.165m).



@JBDCharity 020 8371 6611 • info@jbd.org • www.jbd.org

Charity No. 259480 Company No: 00959535 (England and Wales)

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY LIMITED

England & Wales - Charity number 259480

Accounts

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

Consolidated financial statements for the year ended 31 December 2023



JEWISH BLIND & DISABLED
The key to independence

Company No: 00959535 (England and Wales)
Charity No: 259480

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

Information

Patron
Chief Rabbi Ephraim Mirvis

Presidents
M J Ozin MBE
J Joseph MBE

Chairman
M Gordon

Treasurer
A Levy FCA

Members of the Council of Management
M Gordon
S Russell
P Silverman
A Kintish
A Levy FCA
L Phillips
F Gertler
J Colton

Secretary
M J Ozin MBE

Chief Executive
L Wimborne

Company No.
00959535 - Registered in England and Wales

Charity No.
259480

Registered Office & Head Office
Frances & Dick James Court
35 Langstone Way London NW7 1GT

Working Name:
Jewish Blind & Disabled (JBD)

Bankers
Lloyds Bank plc 25 Gresham Street, London EC2V 7HN

National Westminster Bank plc Bloomsbury Parr' (c) Branch PO Box 158 214 High Holborn London WC1V 7BX

Solicitors
Devonshires Solicitors LLP 30 Finsbury Circus London EC2M 7DT

Auditor
Moore Kingston Smith LLP Chartered Accountants 6th Floor
9 Appold Street London EC2A 2AP

Data Protection Officer:
Moore ClearComm Limited until March 2024, Hope & May, Cobbs Wood Farm, Hertfordshire, SG8 0BP from March 2024

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

Contents

Report of the Trustees	05
Independent Auditors' Report	25
Consolidated Statement of Financial Activities	29
Balance Sheet	30
Consolidated Statement of Cash Flows	31
Notes to the Accounts	32

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

REPORT OF THE TRUSTEES

For year ending 31st December 2023

Report of the Trustees

Year ended 31 December 2023

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

The Charities Act 2011 requires all charities to meet the legal requirement that its aims are for the public benefit. The Charity Commission in its Charities and Public Benefit guidance states that there are two key principles to be met in order to show that an organisation's aims are for the public benefit: firstly, there must be an identifiable benefit or benefits and secondly, that the benefit must be to the public or a section of the public. The Members of the Council (Trustees) consider that they have complied with Section 17 of the Charities Act 2011 including the guidance Public Benefit: Running a Charity (PB2)'.

The Trustees carry out a detailed annual review of the charity's activities highlighting the risks the charity is exposed to and the steps taken to mitigate these risks. As part of the process, the Trustees have reviewed the risks associated with the financial procedures to ensure that they meet the needs of the charity.

The Trustees who are also directors of the charity, for the purpose of the Companies Act, are pleased to present their report and accounts for the year ended 31 December 2023 which have been prepared in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (Charities SORP (FRS102)).

The charity is constituted as a company limited by guarantee and is therefore governed by its memorandum and articles of association.

Charity No. 259480

TRUSTEES AND ORGANISATIONAL STRUCTURE

The Trustees, (also known as members of the Council), work alongside the professional team, led by its Chief Executive, to guide, scrutinise and support them with the strategic direction of the organisation. The Trustees meet regularly to oversee the work of the professional team. The Trustees use their varied skills and experience to ensure the organisation achieves its aims and objectives. Jewish Blind & Disabled Trustees give their time freely and no members received any remuneration in the year.

Trustee recruitment and succession planning is overseen by the Governance & Nominations Committee. Trustee positions are advertised with a focus on specific skills required to both support professional staff and ensure a broad range of relevant expertise within the Trustee board.

Following the governance review in 2017, Trustees now serve for a renewable fixed term of up to three years. Trustees will no longer serve for more than nine years consecutively unless where the Trustees agree the circumstances are such that it would be in the best interest of the charity for the trustee in question to serve for a longer period.

The Trustees are responsible in law for the running of Jewish Blind & Disabled. All the Trustees unless where stated served for the whole year.

OUR TRUSTEES:

Chair Marc Gordon

Treasurer Anthony Levy FCA

Jacob Colton

Fran Gertler

Antony Kintish

Laura Phillips

Stuart Russell

Peter Silverman

There is an induction process for all new Trustees. The Chief Executive inducts each Trustee; explaining the key processes and procedures that are involved in the various aspects of running the organisation, as well as showing them first-hand the housing and support we provide.

Some Trustees have responsibility for oversight of a specific area of the work of the charity including finance, health & safety, new developments, planned maintenance, property management and community engagement.

CHIEF EXECUTIVE

The Chief Executive is responsible for the day-to-day operation of the charity, the delivery of the organisation's strategy and management of the staff team.

Our sub-committees, listed below, report directly to the Board of Trustees, and have delegated authorities and responsibilities. In the past year we have reviewed our subcommittee structure and membership of committees and have strengthened expertise of these sub committees through recruitment of co-opted committee members, these are voluntary roles that bring additional expertise into the organisation.

SUB-COMMITTEES:

Finance
Governance & Nominations
Fundraising & Marketing
Health & Safety
Allocations

The Finance Committee meets at least once a quarter. They oversee the preparation of the annual budget and long-term financial forecasts, review performance against budget and approve out of budget expenditure. They work alongside the board to review our investment policy, manage financial risk and borrowing. The committee is Chaired by The Treasurer, and members include The Chair, Trustee (s) and a before co-opted member who is an accountant with charity accounting expertise, the Head of Finance & Chief Executive.

The Governance & Nominations Committee is responsible for the recruitment and selection of Trustees and the Chief Executive. The Committee oversees the balance of skills, knowledge and experience and evaluates the requirements of all appointments to ensure an adequate balance of requisite skills. The committee includes the JBD Chair, Trustees, co-opted members with experience in recruitment and the Chief Executive and when relevant key members of the leadership team. The committee is also responsible for monitoring and reviewing corporate governance, risk, safeguarding, and data protection and taking recommendations to the Board.

The Fundraising & Marketing Committee steers and directs the fundraising and marketing strategy for the charity, setting and reviewing annual targets and providing support and guidance to the professional team. Membership includes The Chair, Trustee (s), co-opted members with relevant expertise, Director of Fundraising, Head of Marketing & The Chief Executive.

The Allocations Committee consisting of the President, elected Trustee (s), Chief Executive, Director of Property, Director of Housing & Community Services and members of the Tenancy Support team meets once a month to review applications. The organisation allocates properties, to people who meet the criteria, on a points-based system to ensure housing is allocated to those in greatest need.

The Health & Safety Committee is Chaired by a Trustee. Membership includes the Chief Executive, Property Director, Director of Housing and Community Services, Head of HR and Head of Operations. The committee meets at least twice a year to review health and safety management procedures, policy and practice, to monitor performance in respect of health, safety and wellbeing, to ensure compliance with legislation as a minimum requirement and receive accident and incident statistics and monitor action on the findings.

MISSION AND VISION

Jewish Blind & Disabled exists for Jewish people with physical disabilities and/ or vision impairments aged 18 upwards to have access to housing and support so that they lead the best life they can, enabling independence, dignity and choice. This is achieved through our specially adapted mobility apartments located in our unique supportive developments or within their own home in the wider community. We are committed to develop to ensure we can meet the needs and increased demand from across the community.

OUR VALUES

We are guided by our strong Jewish values.

Our guiding values are:

- **Truth and Integrity (EMET)** - Do what you are supposed to do. Be accountable. Be professional
- **Respect (KAVOD)** - Treat others with respect and dignity
- **Fairness (TZEDEK)** - Be fair. Be open-minded and listen
- **Kindness (CHESED)** - Show you care. Be compassionate and empathetic.

Our behaviours demonstrate how we live our values. We will use these behaviours to:

1. Ensure we recruit people who share our values and can demonstrate the behaviours we seek to encourage in our staff team
2. Measure performance and identify support and development needs of our staff
3. Outline our expectations for our staff, volunteers, contractors and others who interact with us. Central to this is our value of respect.

360

tenants housed across JBDs 7 developments

24/7

in person house management service provided 365 days a year

110

people supported in their own homes in the wider community

OBJECTIVES AND ACTIVITIES

We know that with the right facilities and support a disability does not have to mean a loss of vital independence and self-worth.

The age of our current tenants and clients ranges from those in their 20's to over 100 years and between them, they encompass a wide spectrum of disabilities. The one thing they all have in common is that, thanks to the support we offer, they can live life as they choose and not as their disability may otherwise dictate.

OUR UNIQUE DEVELOPMENTS

We house 360 people across seven purpose-built developments in our 320 apartments in North East, North West London and Hertfordshire. Each of our buildings has its own supportive Jewish community with our house managers being central to the building. Along with providing a 24/7 on call service 365 days a year, house managers keep a caring eye on our tenants, calling them, unless requested not to do so, every morning and evening to check that everything is ok.

Our Tenancy Support Team are on hand to offer advice on suitable aids and adaptations that our tenants may need to suit their specific situation. They provide friendly and reassuring additional support to our tenants as well as providing emotional support, benefits advice and tenancy management. The team advocate on behalf of tenants, liaising with appropriate bodies and local authorities and work closely with local social services departments, health professionals, hospitals, day centres and various specialist agencies as required to meet the individual needs of tenants.

We work in partnership with a wide range of local and communal organisations, social care and health providers to support our tenants to be active and supported members of their local community.

Bricks and mortar alone don't build supportive communities and enable fulfilled lives. We continue to develop our unique supportive Jewish communities through empowering and supporting our tenants to play an active role in shaping their own community.

In January 2023 we held our first ever tenants conference where over 100 tenants from across all seven developments came together to share ideas, think about ways in which they can get involved within their communities (and beyond) and to have the opportunity to meet new people from different developments and hear more about initiatives in other JBD buildings.

Over this past year we have seen an increase in tenant led activities across all our developments and tenants from across our developments are joining forces to organise a range of events and activities from theatre trips to interbuilding quizzes.

The tenant conference was held in May 2024.



26

is the age of our youngest tenant

99

is the age of our oldest tenant

728

shabbat candles lit across our developments

350

shopping minibus trips for our tenants to local supermarkets and kosher shops

SUPPORT IN THE WIDER COMMUNITY

With a growing waiting list for our housing and an understanding that not everyone who needs our support wants to make a move into a JBD development we are expanding our support to people living in their own home in the wider community.

This year we appointed our first Independent Living and Community Services Manager to support the growth and development of our community-based services.

THE INDEPENDENT LIVING ADVISORY SERVICE

The service is an Occupational Therapist led service providing people living with physical disability or vision impairment with advice, support, aids and adaptations that enable them to remain safely in their own home.

Over the past year we have seen a further increase in demand, alongside an increase in the complexity of cases. We believe the increase in demand reflects the long local authority waiting lists and the overstretched health and social care services. Whereas in the past, people were only discharged from hospital after receiving an assessment and a support plan, we are now seeing many people being sent home from hospital with no assessment and little to no support. The complexity of cases is both a reflection of the pressure on services and people's desire to retain their independence by using aids and adaptations in their own homes, rather than moving into a supported or care environment.

The system is currently failing people by preventing them from living with dignity in a safe environment. We are more committed than ever to delivering this vital service so people can live independently at home, should they choose to.

This service is available to anyone from the community within the M25 who is living with a physical disability or vision impairment who needs support and advice. If the client does not have the means to pay for any aids and adaptations, e.g. their sole income is derived from benefits, they will be supported to apply for funding for the aids and adaptations required unless the items are minor aids and adaptations in which case these will be purchased and offered on a loan basis by Jewish Blind & Disabled. If the client has the means to pay for their own adaptation, they will be advised and guided on what to buy and expected to pay for the item themselves. The service is provided thanks to generosity of the community.

800% increase

in the average length of time a client engages with the service, since we launched the project in 2018. This is due to the complexity of cases, the challenges of working with local authorities and the levels of ongoing advice and support required.

110

people supported by the ILA in 2023

12

days average time from application to Occupational Therapist visit

PEER SUPPORT

We know from the people on our waiting list and the clients we support in the wider community that isolation and a feeling that they are alone in their struggles with disability is a huge issue. Towards the later part of 2023 we reached out to Jewish people living with sight loss to explore the idea of establishing a peer support group. Interest has been strong and in April 2024 we began piloting our first two peer support groups in Finchley & Borehamwood. We will monitor and evaluate these pilots and use this knowledge to develop and extend our peer support offering in areas where there is a need and demand.



100+

households on our housing waiting list

10

average number of housing applications each month

12

days average time from application to Occupational Therapist visit

30

new apartments

BUILDING TO MEET CURRENT AND FUTURE NEED

Demand for our housing and support has never been greater.

WORKS ARE WELL UNDERWAY ON OUR EIGHTH DEVELOPMENT, EPHRAIM COURT, LOCATED IN MILL HILL EAST

Ephraim Court will provide 23 one-bedroom mobility apartments and 7 two-bedroom mobility apartments as well as an overnight studio apartment for the on-site house manager and a range of communal facilities. The building is named in memory of brothers Menashi (Morris) and Heskel (Harry) Ephraim, after we secured a lead gift for the new development from the Ephraim 1998 Charitable Trust.

The apartments which are due for completion in spring 2025 are being designed to meet the needs of people with physical disabilities or vision impairments and will include accessible modern fitted kitchens and walk in shower rooms. All our apartments are being designed to be able to accommodate wheelchair users and can be easily adapted according to tenants changing needs. Our architects have worked alongside specialist lighting designers who are experienced in design for people with a range of vision impairments, an accessibility consultant and specialist kitchen designer with lived experience of disability.

The development also includes communal laundry facilities, with accessible machines, a lounge, small garden and roof terrace. There is parking for tenants which will enable those who drive to retain this aspect of their independence.

Alongside accessibility, sustainability has been a driving force in the design of Ephraim Court. An ambitious low carbon energy strategy has been incorporated into the design which includes the inclusion of air source heat pumps, solar panels and green and brown roofs.

Thanks to the generosity of individuals, families, Trusts, and Foundations we only have a shortfall of £1m for this entire project. Whilst we have a loan in place to complete the works, we continue to fundraise to ensure we can meet the full costs of this development.



Ephraim Court, due to open its doors in 2025.

Two miles from Ephraim Court in East Finchley is Jewish Blind & Disabled's oldest development, Fairacres. The 37-year-old building with its original roof, heating and water system is in need of modernisation. Accessibility in the building isn't to the standards we would like it to be. Significant work is required to modernise this building and ensure it is fit for purpose for another 36 years, and more. These works would see us, subject to planning and funding, extend the current footprint of all flats so they meet wheelchair accessibility standards, add an additional floor creating 11 new apartments, improving the accessibility and sustainability of the whole development, transforming it into as good as new.

Following a community wide consultation, in March 2024 we submitted a planning application to the London Borough of Barnet for the redevelopment of this site. We are also exploring funding opportunities. If we successfully secure both planning and funding, we will proceed with this project.

However, we can't do works with tenants in situ. With Ephraim Court less than two miles away, within the same borough, we have a unique opportunity to relocate each tenant whilst work is underway. We would support Fairacres tenants to move to Ephraim Court whilst we work on the redevelopment. We will then support them to move back into a brand new Fairacres once works are complete, approximately 18 months later.

As our waiting list continues to grow, this has not been an easy decision. However, this is a unique opportunity to invest in our future by both modernising and expanding a current building.



Current frontage of building



Proposed frontage of building

INVESTING IN OUR DEVELOPMENTS

We take extreme pride in maintaining each of our buildings to the highest standard, ensuring they provide modern accessible accommodation for our tenants and exceed required health and safety and fire regulation standards.

We have an ambitious and detailed 5-10 year fully costed planned maintenance programme. We strive for quality and value for money in delivering this programme and therefore will be undertaking some works in-house through our small Maintenance Team and outsourcing larger more specialist works.

From 2022-2024 we have committed to a £2m a year programme of planned maintenance and fire door replacement / fire compartmentation works. Works are progressing well in accordance with our plans.

The lifts in our buildings are vital to enabling our tenants to remain independent. In 2023 we began a £750,000 lift modernisation programme. This two-year programme will see us installing a total of six new lifts in three of our older buildings along with upgrades and modernisation to some existing lifts.

PROVIDING A FIRST-CLASS SERVICE

We want to be excellent in all that we do. To achieve this, we need to have the right systems in place. In 2022 we undertook a procurement process to find an IT system that would support service delivery across all areas of our work from housing and property management to finance. This new system went live in May 2023. We believe this investment will improve customer service whilst supporting efficiency and strategic planning.

193

fire doors were upgraded in 2023

13

new accessible wet rooms were installed in 2023

17

kitchens were installed in 2023



INFORMING AND EDUCATING THE NEXT GENERATION

Jewish Blind & Disabled's schools programme has been developed to raise understanding and awareness of disability from a young age. The programme is led by our trained tenant ambassadors, people with lived experience who talk openly to young people about their own experience of disability and how since moving into a Jewish Blind & Disabled apartment, they have been able to live independently.

In the past the programme has focused on primary schools. In 2023 (January – July) the programme was extended further visiting 7 secondary schools.

The impact of this programme is thanks to our amazing tenant ambassadors who generously donate their time to speak openly to the pupils about the reality of life with a disability.

1560

pupils

29

sessions in primary & secondary schools

8

Delivered by 8 JBD tenant school ambassadors

We know many teachers like to focus on improvement and giving 10 out of 10 is exceptional. When asked 'how well do you think JBD educates children about living with a disability', 52% gave us an exceptional 10 /10, 28% a 9/10 and the remainder 8/10.

FUNDRAISING

As an independent charity that does not receive any government funding, we are dependent on the generosity of our donors from across the community to develop our services to meet the growing and changing needs of people with physical disabilities and vision impairment.

The fundraising landscape is challenging. Alongside the current economic crisis, the October 7th massacre in Israel and the subsequent and ongoing war have inevitably and understandably had an impact on fundraising for all Jewish UK based welfare charities. However, despite this challenging landscape we have demonstrated to current and new funders the need, demand and impact of our services. We are so grateful to all of our donors for their support. This year with ambitious plans for growth and development we have had our most successful fundraising year to date.

£1.99m

total fundraising income, excluding legacy income

£2.76m

legacy income

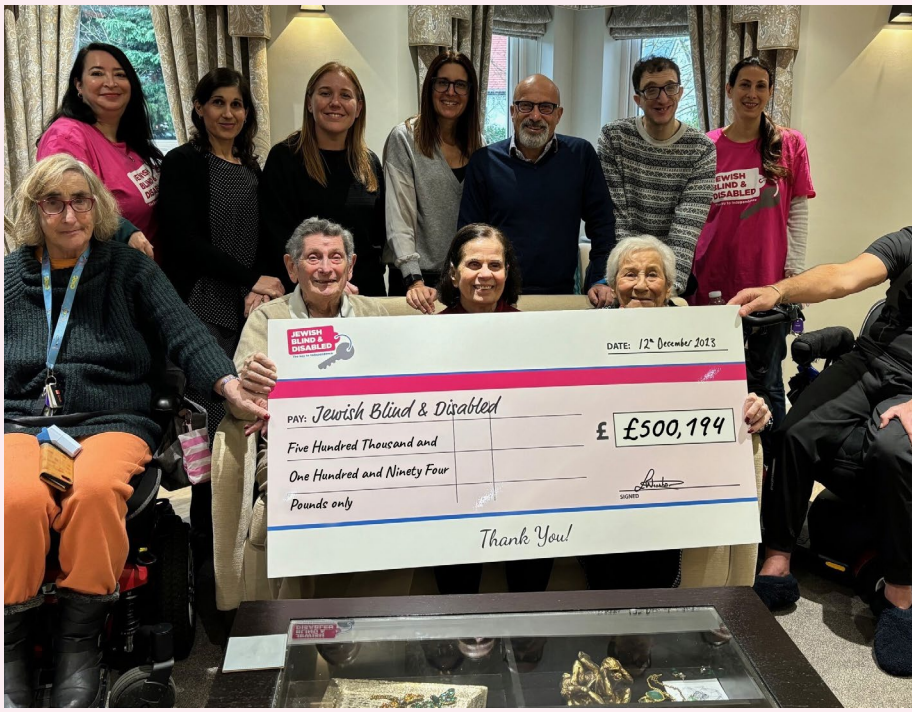
£4.7m

total fundraised income including legacies in 2023

As with many charities, raising voluntary funds from trusts, foundations and individuals is a vital source of income for us. Our fundraising efforts enable us to provide quality housing and support and are invested in our:

- Community support services including the Independent Living Advisory which are entirely funded by donations
- 24/7 onsite house managers who are a constant lifeline for our tenants. Almost 80% of our tenants are reliant on benefits. These benefits will only cover 50% of the cost of the house manager support service
- Shopping minibus service taking tenants to local Kosher shops and supermarkets enabling them to retain their independence
- Tenancy Support Team who provide advice and advocate on behalf of tenants to support them with benefits, aids and adaptations and accessing health and social care services
- Occupational therapy support to our tenants to ensure as their situation changes, they have the right aids and adaptations as well as advice and support to enable them to remain independent
- Community Engagement Team and volunteers who support our tenants to build their own supportive Jewish communities in each of our developments
- Bricks and mortar; we know if we can build with limited or no borrowing, we will be moving a step closer to our long-term vision of becoming financially sustainable with significantly less reliance on raising millions of pounds each year from the community. Donations for capital projects to JBD will have a huge long-term impact on the future financial sustainability of the charity.

Major donors, trusts and foundations are a valuable source of income to us. This year income from major donors, trusts and foundations (£1,000 or over) was £1,541,074. This represented over £75% of our fundraised income, (excluding legacies). We continue to appeal to the community for support twice a year and these direct mailing appeals continue to generate much needed fundraised income, In 2023 over £217,000 of income came directly from appeals, compared to £250,000 in the previous year. This drop of income reflects our aging, declining, database and the impact of October 7th massacre in Israel and the ongoing conflict in the region.





Annual Friends of JBD Golf Day

Our annual fundraising events and activities including our sell out 'friends of JBD golf day at Hartshorne', the JBD desk diary and raffle continue to raise both awareness and funds for JBD. In 2023 we embarked on our first ever matched giving campaign raising £500,149 in 36 hours from 1,586 donors. The campaign not only raised much needed funds but reached new audiences with over 1,200 donations from people who have never donated to JBD in the past.

Legacy income continues to be a vital source of income to support the organisation – In an average year, £1 in every £3 of our income comes from gifts in Wills. In 2023 we received an unprecedented number of legacy notifications from people who had chosen to leave a gift in their will to JBD. Legacy income for the year is £2.76m. We are extremely grateful to all of our legators. Their lasting gift will enable us to grow and develop to meet the needs of Jewish people living with physical disability or vision impairment.

28:

Number of legacy notifications received in 2023

£1.5m:

Largest legacy in 2023

£100:

Smallest legacy in 2023

In 2022, we launched a new legacy fundraising campaign and signed up to the National Free Wills Network. We have stressed the importance of Gifts in Wills to Jewish Blind & Disabled and encouraged supporters, tenants, staff and volunteers who don't have a Will in place to create one through the National Free Wills Network. In 2023, we received 15 referrals, 3 of whom have advised us that they are leaving a gift to JBD in their Will.

We have been able to proceed with the purchase of our eighth development thanks to the generosity of individuals from across the community and trusts and foundations. We have a current shortfall of £1m. Once we have fully fundraised for this development, we will be able to seek another development to meet current and growing need.

Jewish Blind & Disabled operates with a small internal fundraising team and does not engage external professional fundraisers or commercial participators to carry out fundraising activity.

As part of its preparation for the General Data Protection Regulation, we regularly review and update our Privacy Policy. This policy, published on our website, clearly states what personal data Jewish Blind & Disabled holds in relation to supporters and how this data will be used. It sets out how individuals can raise concerns or complaints. Jewish Blind & Disabled is a member of the Fundraising Regulator and comply with all aspects of the Fundraising Code of Practice. We have received no complaints about fundraising activities either during the financial year or subsequently.

At the balance sheet date, total funds were £65,873,838 of which £1,956,816 were endowment funds and £97,124 were restricted funds. There were £53,958,272 of designated funds for fixed assets, £7,411,626 of designated building funds for Ephraim Court and £1,750,000 of designated planned maintenance funds leaving free reserves of £700,000 at the balance sheet date.

Every gift in a will however large or small enables independence.

FINANCIAL REVIEW

The Statement of Financial Activities on page 16 shows surplus of £3,981,214 in the year, the majority of which is ringfenced for the building of Ephraim Court. The charity's income is used wholly in either the provision of support or facilities to tenants within the charity's projects and other disabled people or on the acquisition of housing property.

Funding sources are primarily from fundraising (income in 2023 £4.763,691) and rents (2023 rental income £3,672,544). These are applied by provision of services to the Society's beneficiaries and any ree surplus is designated to the building fund.

INVESTMENT POLICY

The articles of association authorise the Trustees to make and hold investments. It is the charity's policy to place surplus funds in low-risk fixed short-term deposits for the development of new housing to meet current and future needs.

RESERVES POLICY

The Council's policy is to build up free reserves so that unrestricted funds held by the charity not committed, designated or invested in tangible fixed assets ('the free reserves') should be sufficient to cover three months' total expenditure, which now equates to approximately £700,000. At this level, the Council consider that they would be able to continue the current activities of the charity in the unlikely event of a significant fall in rent alongside a fall voluntary income. Designated funds have been set aside for our planned maintenance programme and for building works on our new development, the latter of which amount to over 90% of the total cost of the development. We are actively fundraising to meet the shortfall; in the meantime, we have a bank loan in place to enable us to commence the works with the knowledge that should the fundraising fall short we can complete the project. This will however impact on our ability to seek a further development opportunity to meet the growing needs of the community in Hertfordshire.

RISK MANAGEMENT

The Council has a risk management strategy which comprises:

- An annual review of the principal risks and uncertainties that the charity faces
- The establishment of policies, systems and procedures to mitigate those risks identified in the annual review
- The implementation of procedures designed to minimise or manage any potential impact on the charity should those risks materialise a digital upgrade programme to both improve efficiency and increase the security of our data.

Financial risk is managed by monitoring and reviewing budgets and cash flow on a timely basis and is considered to be low risk.

The risk attention has also been focused on non-financial risk arising from fire, health and safety of tenants and staff, employment and IT. These risks are managed by having robust policies and procedures in place and regular awareness training for staff working in these operational areas such as our crisis management plan which staff have been trained on how to implement it.

We have specifically considered the risks for JBD Properties Limited, a wholly owned trading subsidiary. The key risks are associated with the building development, which have been mitigated by putting in place appropriate insurance cover.

OUR PEOPLE

Our 62 members of staff (including part time staff) are the backbone of our organisation. Most of our staff provide front line services to our tenants and clients with the remaining providing the support required to enable the provision of a first-class service.

We believe very strongly in investing in the training and development of our staff to empower them and ensure they are equipped to be the best professionals that they can be.

In 2023 our staff retention rate was 96.76%, compared to a national average of 15% and 10.4% for housing associations. On average, our staff tend to remain with us for a period of 8 years.

Our last staff survey which was carried out in 2022 showed the following:

97%

of staff are proud to work at JBD

95%

of staff agree that their role at JBD gives them self-fulfilment

62

people are employed at JBD

The next survey is due to take place in 2024.

EQUALITY, DIVERSITY AND INCLUSION

At the core of our work are our values and our behaviours which demonstrate how we live our values of fairness, integrity, respect and kindness. They help guide our commitment to equality, diversity and inclusion.

Our commitment to fairness ensures we strive for equality of opportunity and equal access to all. From the way we recruit, and performance manage our staff, through to our allocations process for prospective tenants, we are constantly looking to ensure we are fair with equality at the heart of decision making.

We are an organisation that provides housing and support services to a diverse Jewish community. Diverse in age, gender, religious affiliation, mind sets and ability / disability. We strive to ensure everyone is heard and their needs are met, whilst celebrating and recognising their differences. We expect tolerance and understanding through respect.

Our senior leadership team can be described as diverse with 22% of the team being of Black and Asian backgrounds, 67% percent of Jewish background and 11% Irish. 67% of the SLT are women with 33% male. As an organisation with a history of high staff retention levels we have no self-declared statistics recorded in relation to disability or sexuality. In early 2023 we introduced a data capture form to ensure we capture and monitor this information going forward.

Our Board diversity has improved in the past year with the appointment of two women and a broader age profile of Trustees however we know when it comes to board diversity, we still have some work to do. When recruiting current board members, we encouraged, through advertising, women and people with lived experience of disability as well as younger people and those from a range of socio-economic backgrounds to apply. In the last 18 months we have made a good start but there is still some way to go. We are committed, over the next three years, to address this and rebalance our current board membership.

Inclusion is at the core of our service promise. We provide person centred solutions for our tenants and clients. This includes ensuring we provide inclusive physical environments as well as places where everyone feels valued and welcome. We are committed to collaborating with our tenants and clients to ensure their voices are heard and that they play a vital role in shaping the development of our services.

PAY POLICY FOR STAFF

The Finance Committee in conjunction with the Chief Executive review and set the remuneration of the charity's key management personnel. There recommendations are shared with the board for approval.

Staff pay is reviewed annually. Roles are benchmarked against others in the sector to enable us to recruit and retain a skilled workforce.

We have aligned ourselves to the London Living Wage to ensure that all our staff are earning a fair and competitive salary for the vital work they do.



SAFEGUARDING

We strive to create an environment that empowers both staff, tenants and clients to speak out for themselves with the knowledge that they will be listened to and supported. Any major concern will be reported to the Governance & Nominations Committee and any ongoing issues will be recorded and updated on the risk register that is regularly reviewed by the committee. The committee have delegated responsibility for oversight, management and reporting issues of concern to the Board.

We focus on prevention rather than just response. Our staff and volunteers work within a framework of policies and are supported by training to enable them to safely raise concerns.

Our comprehensive safeguarding policy is reviewed and updated and signed off by The Governance & Nominations Committee at least once a year. The policy focusing on individual well-being and 'making safeguarding personal'. This approach means we support and enable people to make choices and have control about how they want to live their own lives whilst providing a framework and the mechanisms to help safeguard individuals from abuse and/or exploitation.

SUSTAINABILITY

Sustainability is built into the heart of our new developments. Our latest development will include an ambitious low carbon strategy, made possible using fabric energy efficiency measures and the inclusion of air source heat pumps and photovoltaic panels, low energy lighting, low water consumption fittings and a focus on health and wellbeing through design by maximising daylighting, utilising healthy materials, and contributing to the alleviation of fuel poverty. The development will enhance the ecological value of the site through measures such as areas of green and brown roof and native planting.

However, we are acutely aware that our older buildings have their own challenges when it comes to sustainability. In 2021 we developed a detailed Planned Maintenance Programme for our existing buildings, we are now looking at how we integrate sustainability into this work. Small changes we have recently made include the installation of electric car charging and insulation upgrades in our older buildings. We are committed to developing a strategy and action plan to ensure sustainability is not just central to our newer developments but addressed across all our resources.

THE COST-OF-LIVING CRISIS

Over the last decade our rent increases have been at or below 2.5% pa. This year in response to the current situation we have increased rents by up to 4%. This will help us manage increased costs but does fall short of the actual inflationary costs across the organisation. We have sought advice on procurement of energy and utilities which has ensured we are getting the best prices on offer. As an already lean organisation we will struggle to make further significant cost savings without impacting on the quality of our service. Without large borrowing we are confident of our ability to manage inflationary increases and keep all of our services running. As with all charities we have concerns about the impact of the cost-of-living crisis on our fundraising in these uncertain times. Our ambitious plans for growth and development are reliant on raising significant funds from across the community.

OUR COMMITMENT TO SUPPORT UKRAINIAN REFUGEES

When war broke out in Ukraine, the Trustees and staff at Jewish Blind & Disabled committed to do all we could to support Ukrainian refugees fleeing the conflict. We focused our efforts on providing housing and support to people with disabilities or sight loss who may not be able to live with family members or find suitable accommodation through the government's homes for refugee's scheme. We have housed three households providing them with furnished apartments with a two-year lease. These leases will expire in spring /summer 2024. With the UK government extending the right to stay we will seek to extend the terms of their lease. We are proud of the welcome these individuals have received from tenants, staff and the JBD family, all of whom have played a role in supporting them to settle into their temporary home in the UK.







AMBITIOUS PLANS TO RESPOND TO DEMAND AND NEED

Medical advances and the development of aids and adaptations enable people living with physical disability or vision impairment, who in the past may have been housed in a care facility, to live independently with dignity and choice. There is no single reason for the increased demand for our services. It is a multitude of factors that have all come together in the past few years to see a level of demand we could not have predicated including:

- As we emerged from Covid we saw a huge spike in applications from disabled people who pre-pandemic were just about managing, but during Covid realised they were no longer coping living in the wider community.
- Over the past 12 months we have seen a surge in applications from disabled people living in insecure private rented housing where landlords are resistant to enable them to make the adaptations that are needed to retain their independence and safety.
- We have housed people discharged from hospital into care homes as their home is no longer suitable for their needs and people who have come to us directly from NHS rehab due to strokes or amputations unable to return to their old home.
- We have housed people living in social housing, trapped in their home, as the only way out is via the stairs and which they are no longer able to manage. Local authority waiting lists for accessible housing in some boroughs is over a decade.
- We are an aging community. We are increasingly providing housing for members of our community who have age related disability or sight loss.

People on our waiting list often have nowhere else to turn. They just have to wait. Whilst they wait, we do what we can to support them to stay safe in their current property through our community based occupational therapy service but for many this can only touch the surface. We can neither address all the barriers in their current home, nor can we provide them with the peace of mind that goes hand in hand with our 24/7 house manager in our buildings or the supportive micro-Jewish communities that our tenants appreciate and hugely benefit from.

Our aspiration, over the next 5-10 years, is to ensure we develop to meet current and future housing & support needs of Jewish people living in London & surrounding areas with physical disability and / or vision impairment.

We house people based on their need using a point score system that considers the accessibility issues people have in their current accommodation and the necessity for our unique offering. Over 80% of our tenants are in receipt of benefits. We know that members of our community with limited or no financial means have little or no choice when it comes to their housing, and we are committed to ensure we can support everyone who needs us regardless of their financial situation.



We are also acutely aware that not everyone living with a physical disability or vision impairment wants to make a move into a JBD development, nor can we meet the demand. Our decision to invest in and expand our community-based offering is essential to enabling independence across the community and seeking solutions to support individuals and elevate isolation.

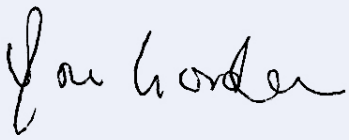
We work in partnership with a wide range of organisations in the local and Jewish Community. We are committed to ensuring we don't step on toes or replicate the services others are providing, but we develop initiatives and try to plug the gaps that exist in our community. Organisations we work in partnership with include Jewish Care, Jami, Maccabi, UJS, JDA, local schools, synagogues, and youth groups.

We are the only provider of independent housing and support for people living with physical disabilities and / or vision impairments in the community. There are other organisations who provide housing with care and support. Their clients have different needs from the people we support. Most of our tenants do not need this level of care; they just need an accessible home that suits their needs with the peace of mind provided by our 24/7 on-site house managers and the benefits and support that come from being part of a JBD community.

We are making huge differences to the lives of the people we support. We want to ensure that we reach everyone who needs our services. It's not going to be easy but if we are to realise our vision we need to continue to grow and develop as well as being ambitious in our approach.

These are challenging times. The need for culturally sensitive services feels more important than ever before.

I have every confidence that our dedicated staff and lay leadership working alongside wonderful volunteers, tenants, clients, and donors will do all they can to meet the housing and support needs of Jewish people with physical disabilities or visual impairment and continue to transform even more lives.



By Order of the Council
M Gordon

Member of the Council:

Date of approval: 5/7/2024

Moore Kingston Smith LLP were appointed auditors to the company and in accordance with section 485 of the Companies Act 2006, a resolution proposing that they be re-appointed will be put at a General Meeting.

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

INDEPENDENT AUDITORS REPORT

For year ending 31st December 2023

Independent Auditors Report

Year ended 31 December 2023

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

OPINION

We have audited the financial statements of Jewish Blind & Physically Handicapped Society (the 'parent charitable company') and its subsidiaries ('the group') for the year ended 31 December 2023 which comprise the Group Statement of Financial Activities, the Group and Parent Charitable Company Balance Sheets, the Group Cash Flow Statement 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, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

IN OUR OPINION THE FINANCIAL STATEMENTS:

- Give a true and fair view of the state of the group's and the parent charitable company's affairs as at 31 December 2023 and of the group's 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; 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 Auditor's Responsibilities for the audit of 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 other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. 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.

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 there is a material misstatement in the financial statements or a material misstatement of the other information. 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 trustees' annual report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' annual report has been prepared in accordance with applicable legal requirements.

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

In the light of the knowledge and understanding of the group and parent charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' annual report.

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:

- The parent charitable company has not kept adequate and sufficient accounting records, or returns adequate for our audit have not been received from branches not visited by us; or
- The parent charitable company's 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 trustees' responsibilities statement set out on page 6, 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 group and parent 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 group or parent charitable company or to cease operations, or have no realistic alternative but to do so.

AUDITOR'S 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 an auditor's report 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the group and parent charitable company's internal control.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the group and parent charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the group or parent charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit report.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charitable company and considered that the most significant are the Companies Act 2006, the Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council.
- We obtained an understanding of how the charitable company complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, 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 or intentional misrepresentations, or through collusion.

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 which we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the charitable company and charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Moore Kingston Smith LLP

Shivani Kothari (Senior Statutory Auditor)
for and on behalf of Moore Kingston Smith LLP, Statutory Auditor

6th Floor Appold Street London EC2A 2AP

Date: 24 July 2024

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2023

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

	Notes	Endowment Funds 2023 £	Restricted Funds 2023 £	Unrestricted Funds 2023 £	Total Funds 2023 £	Total Funds 2022 £
Income and endowments from:						
Donations	3.1	-	867,738	1,015,909	1,883,647	1,797,739
Legacies		-	255,000	2,509,960	2,764,960	710,209
Income from charitable activities:						
Rent receivable				3,672,544	3,672,544	3,527,694
Fees receivable from management of sheltered housing projects	3.2	-	-	63,693	63,693	63,500
		-	-			
Year book and diary		-	-	31,796	31,796	30,546
Other fundraising events		-	-	83,288	83,288	198,675
Investment income:						
Dividends receivable	-	-	-	336	336	301
Interest receivable		-	-	117,818	117,818	20,785
Other income:						
Release of Housing Grant	3.3	-	-	35,896	35,896	35,896
Total income		-	1,122,738	7,531,240	8,653,978	6,385,345
Expenditure on:						
Raising funds:						
Fundraising costs of voluntary income and other activities	4	-	-	358,269	358,269	375,578
Charitable activities:						
Property management costs	5	-	34,884	2,877,402	2,912,286	3,158,842
Tenants support & community service costs	5	-	64,432	1,338,007	1,402,439	909,128
Total expenditure		-	99,316	4,573,678	4,672,994	4,443,548
Net income before net gains/(losses) on investments		-	1,023,422	2,957,562	3,980,984	1,941,797
Gains/(losses) on investments	15	-	-	230	230	(534)
Net income before transfers		-	1,023,422	2,957,562	3,981,214	1,941,263
Transfers	19	-	(943,164)	943,164	-	-
Net movement in funds for the year		-	80,258	3,900,956	3,981,214	1,941,263
Total funds at 1 January 2023		1,956,816	16,866	59,918,942	61,892,624	59,951,361
Total Funds at 31 December 2023	18-20	1,956,816	97,124	63,819,898	65,873,838	61,892,624

The results for both years reflect the continuing operations of the Society.

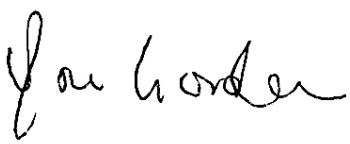
BALANCE SHEET AT 31 DECEMBER 2023

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

	Notes	Group 2023 £	Group 2022 £	Charity 2023 £	Charity 2022 £
Fixed assets					
Tangible assets	11	57,259,644	55,169,809	57,842,539	55,601,573
Intangible fixed assets	12	11,611	15,481	11,611	15,481
Investments		-	-	1,000	1000
		57,271,255	**55,185,290**	**57,855,150**	**55,618,054**
Current assets					
Debtors	14	3,530,225	910,803	4,441,005	1,523,644
Investments	15	7,003	6,773	7,003	6,773
Cash at bank and in hand		7,382,543	8,286,565	6,439,876	7,702,815
		10,919,771	**9,204,141**	**10,887,884**	**9,233,232**
Creditors Amounts falling due within one year	16	(704,909)	(846,027)	(674,209)	(876,306)
Net current assets	-	**10,214,862**	**8,358,114**	**10,213,675**	**8,356,926**
Creditors: Amounts falling due after more than one year	17	(1,612,279)	(1,650,780)	(1,612,279)	(1,650,780)
Total assets less current liabilities		**65,873,838**	**61,892,624**	**66,456,546**	**62,324,200**
Funds					
Endowments	18	1,956,816	1,956,816	1,956,816	1,956,816
Restricted	19	97,124	16,866	97,124	16,866
Unrestricted:	-				
Designated - building fund	20	7,411,626	5,732,531	7,411,626	5,732,531
Designated - fixed asset fund	20	53,958,272	51,836,411	54,541,167	52,268,175
Designated - planned maintenance fund	20	1,750,000	1,750,000	1,750,000	1,750,000
General	20	700,000	600,000	699,813	599,812
Total designated funds		**63,819,898**	**59,918,942**	**64,402,606**	**60,350,518**
Total funds		**65,873,838**	**61,892,624**	**66,456,546**	**62,324,200**

A separate income and expenditure account for the charity is not presented as the charity has taken advantage of the exemptions permitted by section 408 of the Companies Act 2006. The net result of the charity for the year was a surplus of £4,132,344 (2022: £2,050,052).

Approved by the Council and Authorised for Issue



M Gordon Chairman

Date: 5/7/2024

Company Registration No. 00959535

CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 DECEMBER 2023

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

	Notes	2023 £	2022 £
Cash flows from operating activities			
Cash generated from operations	22	1,158,487	2,260,339
Interest paid		(20,051)	(20,260)
Cash flows from operating activities		**1,138,436**	**2,240,079**
Cash flows from investing activities			
Purchase of property, plant and equipment		(2,104,903)	(1,203,072)
Interest received		64,714	20,785
Dividend income		336	301
Net cash used in financing activities		**(2,039,853)**	**(1,181,986)**
Cash flows from financing activities			
Repayment of loans		(2,605)	(2,415)
Net cash used in investing activities		(2,605)	(2,415)
Net (decrease) / increase in cash and cash equivalents in the financial year		(904,022)	1,055,678
Cash and cash equivalents at the beginning of the financial year		8,286,565	7,230,887
Cash and cash equivalents at the end of the financial year		**7,382,543**	**8,286,565**

1 ACCOUNTING POLICIES

The charity is a private company limited by guarantee incorporated in England and Wales (Company registered number 959535). The registered office is Frances & Dick James Court, 35 Langstone Way, London, NW7 1GT. The Financial Statements are prepared in sterling which is the functional currency of the entity. Monetary amounts are rounded to the nearest pound.

The principal accounting policies adopted and judgements in the preparation of the financial statements are as follows:

1.1 BASIS OF PREPARATION OF ACCOUNTS AND ASSESSMENT OF GOING CONCERN

The financial statements of the charity and subsidiary have been prepared in accordance with 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 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2016.

The Charitable group and company meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

The Members of the Council decide whether the use of going concern is appropriate and have considered possible events or conditions that might cast doubt on the ability of the charitable group to continue on as a going concern. The Members of the Council make this assessment in respect of a period of one year from the date of approval of the financial statements. In particular, the members of Council have considered the Charitable company's forecast and projections and have considered the potential impacts of the Coronavirus outbreak on the viability of the charitable group. Annual budgets have been revised taking this into account. The charity holds significant reserves and has liquid assets in the firm of cash held in short term deposits. For this reason, the trustees continue to adopt the going concern basis in preparing the financial statements.

1.2 CONSOLIDATED ACCOUNTS

The group financial statements consolidate the financial statements of the charity and its wholly owned subsidiary. JBD Properties Limited, for the year ended 31 December 2023.

Control is achieved where the group has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. The review of subsidiaries acquired or disposed during the year are included in the statements of financial activities from the effective date of acquisition and up to the effective date of disposal, as appropriate using accounting policies consistent with those of the parent. All intra-group transactions, balances, income and expenses are eliminated in full on consolidation.

1.3 INCOME

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably. Where income is received in advance of meeting any performance-related conditions there is not unconditional entitlement to the income and its recognition is deferred and included in creditors as deferred income until the performance-related conditions are met.

Donations are recognised when the charity has entitlement to the funds and it is probable that the income will be received and the amount can be measured reliably.

Legacies are recognised as the earlier of the date on which either the charity is aware that probate has

been granted, the estate has been finalised and notification has been made by the executors to the charity that a distribution will be made or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the Bank.

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

The income from fundraising ventures is shown gross, with the associated costs included in fundraising costs. Other income is accounted for on a receivable basis.

1.4 FUND ACCOUNTING

The following funds are held by the charity:

- unrestricted general funds - these are funds which can be used in accordance with the charitable objects at the discretion of the council.
- designated funds - these are funds set aside by the council out of unrestricted general funds for specific future purposes or projects.
- restricted funds - these are funds that 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.
- permanent endowment funds - represent those assets which must be held permanently by the charity.
- expendable endowment funds - represent capital funds which may only be converted into expendable income at the discretion of the Members of Council.

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

1.5 EXPENDITURE AND IRRECOVERABLE VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds comprise the costs associated with attracting voluntary income and the costs associated with fundraising purposes.
- Expenditure on charitable activities comprises those costs incurred by the charity in the delivery of its activities and services. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support it.

Value added tax is not recoverable and as such is included in the relevant costs in the Statement of Financial Activities.

1.6 COSTS ALLOCATION

Costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource. Costs other than support costs relating to a particular activity are allocated directly. Support costs are allocated according to the number of staff employed within each activity category. Allocated support costs are re-apportioned amongst cost centres existing within an activity on a percentage basis appropriate to that cost centre.

Governance costs comprise all costs involving public accountability of the charity and its compliance with regulation and good practice. These costs include costs related to statutory audit and legal fees together with an apportionment of overhead and support costs. Governance costs are allocated according to the number of staff employed within Fundraising, Property Management and Tenancy Support.

1.7 OPERATING LEASES

Rentals payable under operating leases are charged to the Statement of Financial Activities as incurred.

1.8 INTANGIBLE FIXED ASSETS

Intangible fixed assets are stated at cost less accumulated amortisation and accumulated impairment losses.

Amortisation is recognised as to write off the cost of intangibles less their residual values over their estimated useful lives using the straight- line method. The intangibles are amortised on the following basis:

Computer software	**20%**

1.9 TANGIBLE FIXED ASSETS

Tangible fixed assets are stated at cost (or deemed cost) less accumulated depreciation.

The charity previously adopted a policy of revaluing freehold land and buildings and they were stated at their revalued amount less any subsequent depreciation. The charity has adopted the transition exemption under FRS 102 paragraph 35.10(d) and has elected to use the previous revaluation as deemed cost.

Depreciation is provided on a straight-line basis at the following annual rates in order to write off each asset over its estimated useful life:

Freehold and long leasehold Land & Buildings	**nil**
Fixtures and fittings	**20%**
Office equipment	**20%**
Motor vehicles	**25%**

Freehold and long leasehold buildings are not depreciated given the continual maintenance of the buildings to ensure that they remain in sound state of repair. The council review the valuation of the buildings annually for impairment in its value and they consider that the residual value at the end of its useful economic life will not be less than its present carrying value, no depreciation is charged.

1.10 INVESTMENTS

Fixed asset investments are stated at cost less permanent diminution in value.

Current asset investments are stated at market value. Realised and unrealised gains and losses on investments are dealt with in the Statement of Financial Activities.

In the parent company financial statementss, investments in subsidiaries are initially measured at cost and subsequently measured at cost less any accumulated impairment losses.

1.11 DEBTORS

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.12 CASH AT BANK AND IN HAND

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity from the date of opening the deposit.

1.13 CREDITORS

Creditors are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably.

1.14 FINANCIAL INSTRUMENTS

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments which include trade and other receivables, trade and other payables and cash and bank balances. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

1.15 PENSIONS

Employees of the charity are entitled to join a defined contribution 'money purchase' scheme unless they have exercised their right to opt out of the scheme membership. The money purchase plan is managed by Legal & General and the plan invests contributions made by the employee and employer in an investment fund to build up over the term of the plan. The pension fund is then converted into a pension upon the employee's normal retirement age which is defined as when they are eligible for a state pension. The charity has no liability beyond making its contributions and paying across the deductions for the employee's contributions.

1.16 HOUSING ASSOCIATION GRANT

The housing association grant, obtained from the transfer of assets and liabilities from Cavendish Housing Trust, is held as a liability and amortised and released to the Statement of Financial Activities over the useful life of the land and buildings that it was used to purchase.

2 JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the group's accounting policies, the directors 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 estimate and associated assumptions are based on a historical experience and other factors that are considered to be relevant. Actual results may differ from the 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.

Fixed asset impairment

The Freehold land & building is included at cost. No depreciation is charged and the assets are reviewed annually for impairment. This is considered to be a critical accounting estimate in view of the amounts involved and the judgements applied in the review.

3 INCOME

Group and charity

3.1 INCOME AND DONATIONS

Income from donations was £1,883,647 (2022: £1,797,379) of which £1,015,909 was unrestricted (2022: £604,736) and £867,738 was restricted (2022: £1,193,003). Income from legacies was £2,764,960 (2022: £710,209) was all unrestricted except for £255,000 which was restricted. Total income from donations and legacies was £4,648,607 (2022- £2,507,948)..

3.2 RENTAL, MANAGEMENT FEE, INVESTMENT, DIARY & YEARBOOK INCOME

All rental, management fee, investment, diary and yearbook income and other fundraising income was unrestricted in 2023 and 2022.

3.3 OTHER OPERATING INCOME

Other operating income includes £35,896 (2021: £35,896) of amortised grants taken to income.

4 TOTAL EXPENDITURE: GROUP

	Notes	Fundraising Costs £	Charitable Activities £	Support Costs £	2023 Total Costs £	2022 Total Costs £
Salaries	9	194,701	1,714,937	5,875	1,915,513	1,672,274
Direct costs	5-7	141,179	2,388,702	-	2,529,881	2,579,544
Central costs	-	14,031	138,747	3,118	155,896	128,913
Depreciation & amortisation	-	-	18,938	-	18,938	18,938
Legal fees	-	-	13,788	-	13,788	8,114
Subsidiary costs	13	-	367	-	367	369
Governance costs	8	3,475	314,364	772	38,611	35,369
Total	-	**353,386**	**4,309,843**	**9,765**	**4,672,994**	**4,443,548**
Allocation of support expenditure (by time spent by staff)	-	4,723	4,722	(9,765)	-	-
2023 Group	-	**356,669**	**4,314,725**	**-**	**4,656,395**	**4,443,548**
2022 group	-	**375,578**	**4,067,970**	**-**	**4,443,548**	**-**

TOTAL EXPENDITURE: CHARITY

	Notes	Fundraising Costs £	Charitable Activities £	Support Costs £	2023 Total Costs £	2022 Total Costs £
Salaries	9	194,701	1,714,937	5,875	1,915,513	1,672,274
Direct costs	5-7	141,179	2,388,702	-	2,529,881	2,579,544
Central costs		14,031	138,515	3,118	155,664	116,028
Depreciation & amortisation		-	18,938	-	18,938	18,938
Legal fees		-	13,788	-	13,788	7,360
Governance costs		2,035	20,124	452	22,611	23,381
Total		**351,946**	**4,295,004**	**9,445**	**4,656,395**	**4,417,525**
Allocation of support expenditure (by time spent by staff)		4,723	4,722	(9,445)	-	-
2023 Charity		**356,669**	**4,299,726**	**-**	**4,656,395**	**4,417,525**
2022 Charity		**374,352**	**4,043,174**	**-**	**4,417,526**	**-**

5 EXPENDITURE ON CHARITABLE ACTIVITIES: GROUP

	Notes	Property Management £	Tenant Support & Community Costs £	2023 Total Costs £	2022 Total Costs £
Salaries	9	511,106	1,203,831	1,714,937	1,454,335
Direct costs	7	2,242,594	146,108	2,388,702	2,434,272
Central costs		113,804	24,943	138,747	111,595
Depreciation & amorisation		-	18,938	18,938	18,938
Legal fees		13,788	-	13,788	8,802
Support costs		2,441	2,441	4,882	8,493
Governance costs		28,186	6,178	34,364	31,166
Subsidiary costs		367	-	367	369
2023 Group		2,912,286	1,402,439	4,314,725	4,067,970
2022 Group		3,158,842	909,128	4,067,970	

EXPENDITURE ON CHARITABLE ACTIVITIES: CHARITY

	Notes	Property Management £	Tenant Support & Community Costs £	2023 Total Costs £	2022 Total Costs £
Salaries		511,106	1,203,831	1,714,937	1,454,335
Direct costs	-	2,242,594	146,108	2,388,702	2,434,272
Central costs		113,572	24,943	138,515	105,762
Depreciation & amorisation	-	-	18,938	18,938	18,938
Legal fees	-	13,788	-	13,788	8,802
Support costs	-	2,361	2,361	4,722	-
Governance costs	-	16,506	3,618	20,124	21,065
2023 Group	-	2,899,927	1,399,800	4,299,726	4,043,174
2022 Group	-	3,146,260	896,915	4,043,175	

6 FUNDRAISING COSTS: GROUP AND CHARITY

	2023 £	2022 £
Year book and diary expenditure	10,531	12,379
Fundraising IT administration costs	9,488	8,573
Events	11,919	39,708
Advertising and appeal costs	46,515	40,062
Campaign and public relations fees	46,726	18,122
Legacy costs	16,000	13,505
Direct costs	**141,179**	**132,349**

7 PROPERTY MANAGEMENT COSTS: GROUP AND CHARITY

	2023 £	2022 £
Rates	69,894	78,050
Insurance	50,410	53,799
Light & heat	256,402	156,135
Repairs, maintenance and refurbishment	1,713,250	1,832,921
Cleaning	26,053	24,134
Gardening	64,785	76,567
Telephone & sundries	41,749	45,125
Bad debts written off	-	(2,311)
Loan interest	20,051	20,260
Staff recruitment & Training	-	14,280
Direct costs	**2,242,594**	**2,298,960**
Tenant support & community service costs		
Entertaining & events and tenant support	23,604	43,209
Prospective tenant costs	47,957	27,430
Motor & travel expenses	25,041	44,521
Ambulance & minibus	37,893	20,152
School's project	11,613	12,933
Direct costs (excluding staff costs)	**146,108**	**148,245**
Total direct costs	**2,388,702**	**2,447,205**

8 GOVERNANCE COSTS: GROUP AND CHARITY

	2023 £	2022 £
Auditor's remuneration		
audit services	18,346	17,928
other services	5,672	5,670
audit of subsidiary	12,000	7,698
under provision prior years	2,593	3,875
Governance costs	-	225
Direct costs	**38,611**	**35,396**

9 SALARIES & ASSOCIATED SALARY COSTS

	Fundraising Expenditure	Charitable Expenditure		Support Costs	2023 Total Costs	2022 Total Costs
		Tenant support & community services	Property management			
House managers and cleaners	-	769,706	-	-	769,706	354,471
Property & housing management	-	-	296,676	-	296,676	532,463
Tenants support	-	320,075	-	-	320,075	275,701
Campaign team	168,264	-	-	-	168,264	183,713
Central	26,437	46,998	214,430	5,875	293,740	285,226
Independent Living	-	67,052	-	-	67,052	40,700
Total salary expenditure	**194,701**	**1,203,831**	**511,106**	**5,875**	**1,915,513**	**1,672,274**

10 STAFF COSTS: GROUP AND CHARITY

	2023 £	2022 £
Salaries	1,644,108	1,478,883
Social security costs	154,648	142,784
Pension costs	57,522	50,607
Total	**1,856,278**	**1,672,274**

The above are the actual salary costs paid to employees via payroll, these figures exclude invoices and transactions not paid via payroll.

The number of employees who received salaries and employee benefits (excluding employer pension costs) of more than £60,000 is as follows:

	2023	2022
In the band £60,001- £70,000	1	1
In the band £80,001- £90,000	-	1
In the band £100,001-£110,000	1	-
In the band £110,001-£120,000	1	1

The pension costs relating to these employees were £10,706 (2022: £9,788)

The key management personnel of the charity comprise the Members of the Council, the Chief Executive Officer, the Property Development Director, the Head of House Management and Tenancy Support, and the Director of Fundraising. The total salary and benefits of the key management personnel were £389,088 (2022: £366,467).

No remuneration was paid in the year to members of the Council or their connected persons (2022: £nil) nor were expenses reimbursed to them.

Average number of full-time equivalent employees during the year was as follows:

	2023	2022
Direct charitable work	39	38
Fundraising	4	4
Support	1	1
Total	**44**	**43**

Average number of employees including part-time was 61 (2022: 61).

Pension costs are allocated to activities in proportion to the related staffing costs incurred and are wholly charged to unrestricted funds.

Approximately 56 (2022: 45) volunteers continue to support the professional team and the tenants. With the support of the volunteers, the tenants are able to enjoy the privacy of their own mobility apartment and the opportunity to be part of the community when they choose. The wide range of clubs and activities that is provided are designed to reflect the wide range of interests of the tenants.

11 TANGIBLE FIXED ASSETS: GROUP

	Freehold and Long Leasehold Land and Buildings £	Motor Vehicles £	Office Equipment £	Total £
Cost or valuation				
At 1 January 2023	56,777,064	69,179	75,341	56,921,584
Additions	2,104,903	-	-	2,104,903
Disposals	-	-	-	-
At 31 December 2023	58,881,967	69,179	75,341	59,026,487
Depreciation				
At 1 January 2023	1,631,116	69,179	51,480	1,751,775
Charge for the year	-	-	15,068	15,068
Eliminated on disposal	-	-	-	-
At 31 December 2023	1,631,116	69,179	66,548	1,766,843
Net book values				
At 31 December 2023	57,250,851	-	8,793	57,259,644
At 31 December 2022	55,145,948	-	23,861	55,169,809

(i) Land and buildings and fixtures and fittings are used directly for charitable purposes. Motor vehicles are used for care and campaign purposes, and direct charitable purposes. Office equipment is used in the management and administration of the society.

(ii) The freehold properties are deemed to be carried at cost, representing the frozen valuation as at 1 January 2014, as permitted under the transitional arrangements to FRS102. The historical cost of the freehold properties included in the valuations amounted to £37,594,498 (2022- £35,489,595).

TANGIBLE FIXED ASSETS: CHARITY ONLY

	Freehold and Long Leasehold Land and Buildings £	Motor Vehicles £	Office Equipment £	Total £
Cost or valuation				
At 1 January 2023	57,208,828	69,179	75,341	57,353,348
Additions	2,256,034	-	-	2,256,034
Disposals	-	-	-	-
At 31 December 2023	59,464,862	69,179	75,341	59,609,382
Depreciation				
At 1 January 2023	1,631,116	69,179	51,480	1,751,775
Charge for the year	-	-	15,068	15,068
Eliminated on disposal	-	-	-	-
At 31 December 2023	1,631,116	69,179	66,548	1,766,843
Net book values				
At 31 December 2023	57,833,746	-	8,793	57,842,539
At 31 December 2022	55,577,712	-	23,861	55,601,573

12 INTANGIBLE FIXED ASSETS: GROUP AND CHARITY

	Computer Software £	Total £
Cost or valuation		
At 1 January 2023	19,351	19,351
Additions	-	-
At 31 December 2023	19,351	19,351
Amortisation		
At 1 January 2023	3,870	3,870
Charge for the year	3,870	3,870
At 31 December 2023	7,740	7,740
Net book values		
At 31 December 2023	11,611	11,611
At 31 December 2022	15,481	15,481

13 JBD PROPERTIES LIMITED

Jewish Blind & Physically Handicapped Society has a wholly-owned trading subsidiary, JBD Properties Limited, a company incorporated and registered in England and Wales, company number 09174972. The principal activity of this company is the development of properties. All profits are donated to the charity by gift aid. The charity owns the entire issued share capital of 1,000 ordinary shares of £1 each. A summary of the results is shown below:

Profit and loss account	2023 £	2022 £
Turnover	2,166,207	1,223,573
Cost of sales	(1,792,050)	(1,148,538)
Administrative expenses	(317,890)	(51,417)
Profit for the financial year	**56,267**	**23,618**

Balance Sheet	2023 £	2022 £
Current assets:	3,044	321,571
Debtors	942,667	583,750
Cash at bank and in hand	945,711	905,321
Creditors: amounts falling due within one year	(944,524)	(904,134)
Net current assets	**1,187**	**1,187**
Capital and reserves:	1,000	1,000
Called up share capital	187	187
Profit and loss reserves	**1,187**	**1,187**

14 DEBTORS

Amounts falling due within one year:	Group 2023 £	Group 2022 £	Charity 2023 £	Charity 2022 £
Rent receivable	128,730	101,492	128,730	101,492
Amount due from subsidiary undertaking	-	-	914,024	621,188
Other debtors	19,804	11,917	19,804	3,570
Prepayments and accrued income	3,381,691	797,394	3,378,447	797,394
Total	**3,530,225**	**910,803**	**4,441,005**	**1,523,644**

15 INVESTMENTS: GROUP AND CHARITY

	2023 £	2022 £
Market value at 1 January 2022	6,773	7,307
Unrealised gain/(loss) in year	230	(534)
Market value at 31 December 2022	7,003	6,773
Historical cost at 31 December 2022	**14,246**	**14,246**

	Represented by: UK quoted investments	2023 £	2022 £
468	Ordinary shares of 10p in Lloyds Banking Group plc	223	215
564	Ordinary shares of 25p in Barclays plc	868	899
89	Ordinary shares of 6.17p in Centrica plc	125	84
547	Ordinary shares of 11.39p in National Grid plc	5,787	5,575
Total		**7,003**	**6,773**

16 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

Amounts falling due within one year:	Group 2023 £	Group 2022 £	Charity 2023 £	Charity 2022 £
Trade creditors	206,386	297,486	193,701	80,373
Building retention monies	118,206	176,424	118,206	118,206
Other creditors	290,309	270,430	290,109	270,427
Accruals & deferred income	51,507	63,376	33,692	368,988
Bank loans	2,605	2,415	2,605	2,416
Housing corporation grant	35,896	35,896	35,896	35,896
Total	**704,909**	**846,027**	**674,209**	**876,306**

Included in accruals and deferred income is £447 of rental income deferred at the end of 2023 (2022: £6,244). Included in Other creditors is Pension creditor of £10,303 (2022: £8,874).

17 CREDITORS: AMOUNTS FALLING DUE OVER ONE YEAR

Amounts falling due over one year	Group 2023 £	Group 2022 £	Charity 2023 £	Charity 2022 £
Bank loan	212,334	214,939	212,334	214,939
Housing corporation grant	1,399,945	1,435,841	1,399,945	1,435,841
Total	**1,612,279**	**1,650,780**	**1,612,279**	**1,650,780**
Analysis of creditor:				
Repayable between one and two years	38,790	38,540	38,790	38,540
Repayable between two and five years	118,122	117,219	118,122	117,219
Repayable after five years	1,455,367	1,495,021	1,455,367	1,495,021
Total	**1,612,279**	**1,650,780**	**1,612,279**	**1,650,780**

The Bank loan and Housing Corporation grant were transferred from Cavendish Housing Trust on 1 January 2020. The Bank loan was repayable in instalments over a 60 year period from March 1985 and is secured by a specific charge on a housing property. It bears interest at a fixed rate of 9.25% per annum. The Housing Corporation grant is amortised and released to the Statement of Financial Activities over the useful life of the land and buildings it was used to purchase.

18 ENDOWMENT FUNDS

	Jewish Association for Physically Handicapped £	J N Somers Charitable Will Trust £	The Frances and Dick James Charitable Settlement £	Total £
Grant received in 2001	-	1,000,000	-	1,000,000
Grant received in 2003	-	-	400,000	400,000
Grant received in 2004	-	-	200,000	200,000
Grant received in 2005	77,337	-	-	77,337
Adjustment on revaluation	-	246,682	152,764	399,446
Transfer to general funds	-	(74,802)	(45,165)	(119,967)
Total	**77,337**	**1,171,880**	**707,599**	**1,956,816**
Net Income at 1 January 2023				
Income for year	-	-	-	-
Expenditure	-	-	-	-
Net Income at 31 December 2023	-	-	-	-
Fund balance 31 December 2023	**77,337**	**1,171,880**	**707,599**	**1,956,816**
Fund balance 31 December 2022	**77,337**	**1,171,880**	**707,599**	**1,956,816**

The J N Somers and F & D James funds represent the value of permanent endowment funds donated to the Society for the specific purpose of contributing towards the costs of sheltered housing.

The Jewish Association for the Physically Handicapped fund represents an expendable endowment fund which was donated to provide for the needs of Jewish physically disabled persons.

19 RESTRICTED FUNDS: GROUP AND CHARITY

The restricted funds comprise the following unexpended balances of donations and grants held on trust to be applied for specific purposes.

2023	Balance at 01.01.2023 £	Movement in Funds		Transfer to Unrestricted Funds	Balance at 31.12.2023 £
		Income £	Expenditure £		
Ephraim Court	-	943,164	-	(943,164)	-
Other	16,866	179,574	(99,316)	-	97,124
Total	**16,866**	**1,122,738**	**(99,316)**	**(943,164)**	**97,124**

2022	Balance at 01.01.2022 £	Movement in Funds		Transfer to Unrestricted Funds	Balance at 31.12.2022 £
		Income £	Expenditure £		
Ephraim Court	-	1,095,417	-	(1,095,417)	-
Other	50,376	97,586	(131,096)	-	16,866
Total	**50,376**	**1,193,003**	**(131,096)**	**(1,095,417)**	**16,866**

Transfers of funds

The transfer of funds represents the purchase of buildings and refurbishment. It relates to work carried out on Ephraim Court which has been capitalised. The purchases have fulfilled the restrictions and the costs have been transferred to general funds.

Purpose of funds

Ephraim Court: The Ephraim Court fund represents fund received for the development of Ephraim Court. The transfer in the year relates to work carried out on the development in the year which have been capitalised.

Other: Other funds represents other funds where monies have been received for a restricted purpose. These include Independent living and monies received for tenant support and new minibus.

20 UNRESTRICTED FUNDS

Group	Building Fund (Ephraim Court) £	Fixed Assets Fund £	Planned Maintenance Fund £	General Funds £	Total Funds £
At 1 January 2023	5,732,531	51,836,411	1,750,000	600,000	59,918,942
Net income for year before transfers	-	-	-	2,957,562	2,957,562
Gain on investment	-	-	-	230	230
Transfers	1,679,095	2,121,861	-	(2,857,792)	943,164
At 31 December 2023	**7,411,626**	**53,958,272**	**1,750,000**	**700,000**	**63,819,898**

Charity	Building Fund £	Fixed Assets Fund £	Planned Maintenance Fund £	General Funds £	Total Funds £
At 1 January 2023	5,732,531	52,268,175	1,750,000	599,812	60,350,518
Net income for year before transfers	-	-	-	3,108,694	3,108,694
Loss on investment	-	-	-	230	230
Transfers	1,679,095	2,272,992	-	(3,008,923)	943,164
At 31 December 2023	**7,411,626**	**54,541,167**	**1,750,000**	**699,813**	**64,402,606**

The Council of Members have reviewed the designated funds and have initiated a number of transfers so that the final balances represent a more accurate picture of the funds held in line with their current strategy.

Building Fund (Ephraim Court) - This includes the development costs for Ephraim Court to be spent in the next 18 months.

Planned Maintenance fund - funds set aside for the planned maintenance works in 2023. During the year £1.5m was spent on refurbishment and in accordance the planned maintenance programme £1.75m is expected to be spent on further maintenance.

Fixed Asset Fund - this represents the net book value of the total fixed assets used by the charity which are not included in Endowment funds. Transfers to and from the fund represent the proportionate amount in net book values.

21 ANALYSIS OF NET ASSETS BETWEEN FUNDS

2023	Endowment Funds £	Restricted Funds £	Designated Funds £	General Funds £	Total Funds £
Fixed assets	1,879,479	-	55,391,776	-	57,271,255
Net current assets	77,337	97,124	9,128,067	912,334	10,214,862
Creditors over one year	-	-	(1,399,945)	(212,334)	(1,612,279)
Total Net assets at 31 December 2023	**1,956,816**	**97,124**	**63,119,898**	**700,000**	**65,873,838**

2022	Endowment Funds £	Restricted Funds £	Designated Funds £	General Funds £	Total Funds £
Fixed assets	1,879,479	-	53,305,811	-	55,185,290
Net current assets	77,337	16,866	7,448,972	814,939	8,358,114
Creditors over one year	-	-	(1,435,841)	(214,939)	(1,650,780)
Total Net assets at 31 December 2022	**1,956,816**	**16,866**	**59,318,942**	**600,000**	**61,892,624**

22 CASH GENERATED FROM OPERATIONS

Net movement in funds for the year	2023 £	2022 £
Net movement in funds for the year	3,981,214	1,941,263
Adjustments for:		
Depreciation of property, plant and equipment	15,068	15,068
Amortisation of intangible fixed assets	3,870	3,870
Unrealised (gains)/losses on investments	(230)	534
Interest income	(117,818)	(20,785)
Dividend income	(336)	(301)
Interest paid	20,051	20,260
Release of housing grant	(35,896)	(35,896)
Gain in disposal of fixed asset	-	-
(Increase)/decrease in trade and other debtors	(2,566,318)	72,447
Increase/(decrease) in trade and other creditors	(141,118)	263,879
Cash generated from operations	**1,158,487**	**2,260,339**

Net Debt Reconciliation	1 January £	Cash Flows £	31 December £
Cash at bank and in hand	8,286,565	(904,022)	7,382,543
Bank loan	(217,320)	(2,605)	(219,925)
Total	**8,069,245**	**(906,627)**	**7,162,618**

23 OPERATING LEASE COMMITMENTS

Amounts falling due within one year:	Group 2023 £	Group 2022 £	Charity 2023 £	Charity 2022 £
Amounts due within one year	21,641	21,343	21,641	21,343
Amounts due between two and five years	20,291	31,562	20,291	31,562
Total	**41,932**	**52,905**	**41,932**	**52,905**

24 LEGAL STATUS OF THE SOCIETY

The Society is a private company limited by guarantee and has no share capital. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity.

25 RELATED PARTY TRANSACTIONS

Jewish Blind & Physically Handicapped Society has a wholly owned trading subsidiary, JBD Properties Limited. During the year, JBD Properties invoiced Jewish Blind & Physically Handicapped Society (JBDS) £2,166,207 (2022: £1,223,573) (gross). And accrued costs of £nil (2021: £302,525) for the Ephraim Court Development costs. At the year end, £91,024 (2022: £615,360) was owed by JBD Property Limited.

In the year, the charity received a total of £16,602 donations from the Members of Council (2022 £5,908).

26 CAPITAL COMMITMENTS

At the year end, the group had capital commitments of £8,176,000.

JEWISH BLIND & DISABLED

The key to independence

@JBDCharity
020 8371 6611 • info@jbd.org • www.jbd.org

Charity No. 259480 Company No: 00959535 (England and Wales)

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY LIMITED

England & Wales - Charity number 259480

Accounts

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

Consolidated financial statements for the year ended 31 December 2022



JEWISH BLIND & DISABLED
The key to independence

Company No: 00959535 (England and Wales)
Charity No: 259480

Patron
Chief Rabbi Ephraim Mirvis

Presidents
M J Ozin MBE
J Joseph MBE

Chairman
M Gordon

Treasurer
A Levy FCA

Members of the Council of Management
L Joseph (resigned 13 September 2022)
M Gordon
S Russell
P Silverman
S Simmons FCA (resigned 24 January 2022)
A Kintish
A Levy FCA
L Phillips (appointed 13 September 2022)
F Gertler (appointed 28 November 2022)
J Colton (appointed 13 September 2022)

Secretary
M J Ozin MBE

Chief Executive
L Wimborne

Company No.
00959535 - Registered in England and Wales

Charity No.
259480

Registered Office & Head Office
Frances & Dick James Court
35 Langstone Way London NW7 1GT

Bankers
Lloyds Bank plc 39 Threadneedle Street London EC2R 8AU

National Westminster Bank plc Bloomsbury Parr' (c) Branch PO Box 158
214 High Holborn London WC1V 7BX

Solicitors
Devonshires Solicitors LLP 30 Finsbury Circus London EC2M 7DT

Auditor
Moore Kingston Smith LLP Chartered Accountants 6th Floor
9 Appold Street London EC2A 2AP

Contents

Report of the Council of Management	05
Independent Auditors' Report	24
Consolidated Statement of Financial Activities	29
Consolidated and Charity Balance Sheets	30
Consolidated Statement of Cash Flows	31
Notes to the Accounts	32

MIRIAM'S STORY



Miriam has no sight at all, due to glaucoma and macular degeneration. She's been living at JBD since 2018, and says:

"The thought of just going into an ordinary flat and having to answer the door when I couldn't see made me feel very vulnerable and quite scared. It is very challenging because when you're blind you must have your wits about you every second you're awake, otherwise you could walk into something or accidentally turn on something you shouldn't, like the hob. When I heard about JBD I thought that might be my best option.

Now, I live somewhere with a talking lift, which helps me find my way to my flat, I know if I need to I can get hold of a House Manager quickly using the pull cords or there's a button on the alarm box where I can talk to somebody. Twice a day, the House Managers call me to make sure everything's OK. This makes me feel secure and I know if I didn't answer then somebody would come to my flat to check all is well.

If I didn't move here, my life would have been difficult. It is still stressful being blind, no matter what. But it's a wonderful feeling getting up in the morning and knowing that I am safe in my own lovely flat. Despite my sight loss, my life – thanks to Jewish Blind & Disabled – is the way I would like it to be and I hope it carries on for a long time. I'm so grateful that they have given me the independence and peace of mind that will enable me to live my life to the full.

> **"Living in my Jewish Blind & Disabled flat has definitely changed my life and made me feel good about myself as well. It's very important to me that I can be as independent as possible.**

The Charities Act 2011 requires all charities to meet the legal requirement that its aims are for the public benefit. The Charity Commission in its Charities and Public Benefit guidance states that there are two key principles to be met in order to show that an organisation's aims are for the public benefit: firstly, there must be an identifiable benefit or benefits and secondly, that the benefit must be to the public or a section of the public. The Members of the Council (Trustees) consider that they have complied with Section 17 of the Charities Act 2011 including the guidance 'Public Benefit: Running a Charity (PB2)'.

"The Trustees carry out a detailed annual review of the charity's activities highlighting the risks the charity is exposed to and the steps taken to mitigate these risks. As part of the process the Trustees have reviewed the risks associated with the financial procedures in order to ensure that they meet the needs of the charity."

The Trustees, who are also directors of the charity for the purpose of the Companies Act, are pleased to present their report and accounts for the year ended 31 December 2021 which have been prepared in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (Charities SORP (FRS102)).



The charity is constituted as a company limited by guarantee and is therefore governed by its memorandum and articles of association.

Company No. 00959535 Registered in England and Wales

Charity No. 259480

Registered Office 35 Langstone Way, London NW7 1GT

Working Name Jewish Blind & Disabled (JBD)

TRUSTEES AND ORGANISATIONAL STRUCTURE

The Trustees, (also known as members of the Council), work alongside the professional team, led by its Chief Executive, to guide, scrutinise and support them with the strategic direction of the organisation. The Trustees meet regularly to oversee the work of the professional team. The Trustees use their varied skills and experience to ensure the organisation achieves its aims and objectives. Jewish Blind & Disabled Trustees give their time freely and no members received any remuneration in the year.

The Trustee Board, led by the Chair, are committed to strengthening the board to bring new skills and experience and improve the diversity of the Board. In March 2022, we embarked on an open recruitment progress seeking to recruit up to three new Trustees with specific skills in one of the following areas: fundraising and marketing, housing management or operations. We encouraged women and people living with disabilities to apply as well as candidates from a wide variety of ages, backgrounds, and socio-economic groups. Following this recruitment process we welcomed three new Trustees to the Board.

Following the governance review in 2017, Trustees now serve for a renewable fixed term of up to three years. Trustees will no longer serve for more than nine years consecutively unless where the Trustees agree the circumstances are such that it would be in the best interest of the charity for the trustee in question to serve for a longer period.

The Trustees are responsible in law for the running of Jewish Blind & Disabled. All the Trustees unless where stated served for the whole year.





OUR TRUSTEES:

Chair Marc Gordon

Treasurer Anthony Levy FCA

Jacob Colton (appointed in September 22)

Fran Gertler (appointed in November 22)

Antony Kintish

Laura Phillips (appointed in September 22)

Stuart Russell

Peter Silverman*

Lance Joseph (resigned 13 September 2022)

Stuart Simmons FCA (resigned 24 January 2022)

**reappointed in 2022 following ending of 3 year cycle*

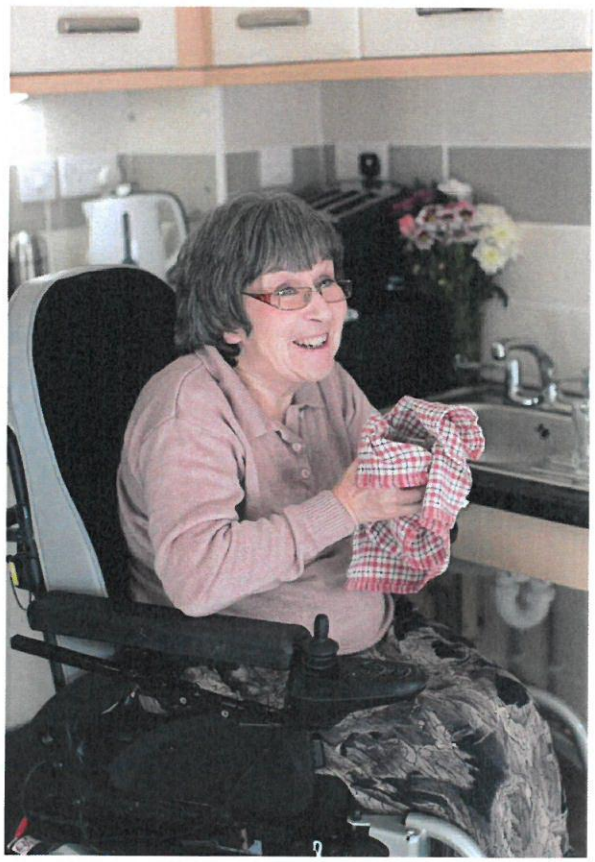
To support our desire to increase diversity and introduce new skill sets into the Trustee Board, all posts are widely advertised.

There is an induction process for all new Trustees. The Chief Executive inducts each Trustee; explaining the key processes and procedures that are involved in the various aspects of running the organisation, as well as showing them first-hand the accommodation and support we provide.

Some Trustees have responsibility for oversight of a specific area of the work of the charity including finance, health & safety, new developments, planned maintenance, property management and community engagement.

Alongside regular Trustee meetings there are a number of key sub-committees as follows:

- The Finance Committee consisting of Chair, Treasurer, elected Trustee, Chief Executive & JBD's Head of Finance meeting at least once a quarter to review and approve the quarterly management accounts and analyse and approve the annual budget.
- The Allocations Committee consisting of the President, elected Trustee (s), Chief Executive, Director of Property, Director of Housing & Community Services and members of the Tenancy Support team meets once a month to review applications. The organisation allocates properties, to people who meet the criteria using a points-based system, to ensure housing is allocated to those in greatest need.
- The Health & Safety Committee, consisting of an elected Trustee, Chief Executive, Property Director, Director of Housing and Community Services, Head of HR and Property Maintenance Manager, meets at least twice a year to review health and safety management procedures, policy and practice, to monitor performance in respect of health, safety and wellbeing, to ensure compliance with legislation as a minimum requirement and receive accident and incident statistics and monitor action on the findings.



CHIEF EXECUTIVE

The Chief Executive is responsible for the day-to-day operation of the charity, the delivery of the organisation's strategy and managementof the staff team.

ADVISORS

To help us in our work we work alongside a team of professional advisors:

BANKERS:

Lloyds Bank Registered Office: 25 Gresham Street, London EC2V 7HN

National Westminster Bank plc Bloomsbury Parr' (c) Branch PO Box 158 214 High Holborn London WC1V 7BX

SOLICITORS:

Devonshires Solicitors LLP, 30 Finsbury Circus, London, C2M 7DT

AUDITORS:

Moore Kingston Smith LLP, Chartered Accountants, 6th Floor, 9th Appold Street, London, EC2A 2AP

DATA PROTECTION OFFICER:

Moore ClearComm Limited

MISSION AND VISION

Jewish Blind & Disabled exists for Jewish people with physical disabilities and/or impaired vision aged 18 upwards to have access to housing and support so that they lead the best life they can, enabling independence, dignity and choice. This is provided through our specially adapted mobility apartments located in our unique supportive developments or within their own home in the wider community. We are committed to develop to ensure we can meet the needs and increased demand from across the community.



OUR VALUES

We are guided by our strong Jewish values. Our behaviours demonstrate how we live our values.

We will use these behaviours to:

1. Ensure we recruit people who share our values and can demonstrate the behaviours we seek to encourage in our staff team
2. Measure performance and identify support and development needs of our staff
3. Outline our expectations for our staff, volunteers, contractors and others who interact with us. Central to this is our value of respect.

Our guiding values are:

- Truth and Integrity (EMET) - Do what you are supposed to do. Be accountable. Be professional
- Respect (KAVOD) - Treat others with respect and dignity
- Fairness (TZEDEK) - Be fair. Be open-minded and listen
- Kindness (CHESED) - Show you care. Be compassionate and empathetic.

OBJECTIVES AND ACTIVITIES

We know that with the right facilities and support a disability does not have to mean a loss of vital independence and self-worth.

Most of our tenants in our developments and clients of our Independent Living Advisory Service are not born with the disability. Instead, at some point in their lives they face a diagnosis that will have a significant impact on their life from that time forward. Suddenly, simple tasks such as making a cup of tea can become a momentous undertaking; whilst other everyday tasks, which had previously been done without thought, now depend on having to ask someone else to help.

The age of our current tenants and clients ranges from those in their twenties to over 100 years and between them, they encompass a wide spectrum of disabilities. The one thing they all have in common is that, thanks to our unique facilities or support we offer, they can live life as they choose and not as their disability may otherwise dictate.



OUR UNIQUE DEVELOPMENTS

We house 360 people across seven purpose-built developments in our 320 apartments in north east, north west London and Hertfordshire. Each of our buildings has its own supportive Jewish community with our house managers being central to the building. Along with providing a 24/7 on-call service 365 days a year, House Managers keep a caring eye on our tenants, calling them, unless requested not to do so, every morning and evening to check that everything is OK.

As well as our Housing Management Team, our Tenancy Support Team are on hand to offer advice on suitable aids and adaptations that our tenants may need to suit their specific situation. They provide friendly and reassuring additional support to our tenants as well as providing emotional support, benefits advice and tenancy management. The team advocate on behalf of tenants, liaising with appropriate bodies and local authorities and work closely with local social services departments, health professionals, hospitals, day centres and various specialist agencies as required to meet the individual needs of tenants.

We work in partnership with a wide range of local and communal organisations, social care and health providers to support our tenants to be active and supported members of their local community.

We strive to build our own unique supportive communities within the wider local and Jewish Community. We encourage tenants to play an active role in their community; organising events, socialising in communal areas, lighting candles on Friday night and celebrating Jewish life together. Our Community Engagement Team work alongside a team of volunteers to support this activity.

> **I am truly grateful to the whole of the JBD Team who were involved in helping me move. I would like to refer JBD to the lovely words of 'Our House' song written by Crosby Stills Nash and Young; 'Our house is a very very very fine house, with two cats in the yard, life used to be so hard, now everything is easy cause of you' (JBD)**
>
> From a tenant who moved into their JBD apartment in 2022

OUR INDEPENDENT LIVING ADVISORY SERVICE

Demand for our Independent Living Advisory Service continues to increase since the reopening of the service following a temporary closure during Covid.

The service is an Occupational Therapist led service providing people living with physical disability or visual impairment with advice, support, aids and adaptations that enable them to remain safely in their own home.

This service is available to anyone from the community who is living with a physical disability or vision impairment who needs support and advice. If the client does not have the means to pay for any aids and adaptations, i.e. their sole income is derived from benefits, they will be supported to apply for funding for the aids and adaptations required unless the items are minor aids and adaptations in which case these will be purchased and offered on a loan basis by Jewish Blind & Disabled. If the client has the means to pay for their own adaptation, they will be advised and guided on what to buy and expected to pay for the item themselves. The service is provided thanks to generosity of the community.

"I was struggling for a long time to get in and out of my bath – it was making me upset and frustrated. Then I heard from a friend about Jewish Blind & Disabled's Independent Living Advisory Service. The adviser suggested that I should use a bath board. I was so relieved that there was a relatively simple solution to my problem. I now know I can manage in my own home." A recent ILAS client

BUILDING TO MEET CURRENT & FUTURE NEED

Following a successful planning application in 2021, in July 2022 work began on our eighth development, Ephraim Court, located in the heart of the growing Mill Hill East Jewish Community.

Ephraim Court, will provide 23 one-bedroom mobility apartments and 7 two-bedroom mobility apartments as well as an overnight studio apartment for the on-site house manager and a range of communal facilities.

The building is named in memory of brothers Menashi (Morris) and Heskel (Harry) Ephraim, after we secured a lead gift for the new development from the Ephraim 1998 Charitable Trust.



Prior to his passing, Menashi appointed myself and his former financial advisor, Stuart Cutler, as Trustees of the Ephraim 1998 Charitable Trust and executors of his will. He left us clear instructions to seek legacy opportunities with particular interest in a number of fields including supporting the Jewish Community and people with visual impairments. We have been impressed with the work of Jewish Blind & Disabled and are delighted to be supporting this new development, a fitting lasting legacy for Menashi and Heskel Ephraim.

Gary Cullum, Trustee of the Ephraim 1998 Charitable Trust

The apartments, which are due for completion in late 2024, are being designed to meet the needs of people with physical disabilities or vision impairments and will include accessible modern fitted kitchens and walk in shower rooms. All our apartments are being designed to be able to accommodate wheelchair users and can be easily adapted according to tenant's changing needs. Our architects have worked alongside specialist lighting designers who are experienced in design for people with a range of vision impairments, an accessibility consultant and specialist kitchen designer with lived experience of disability.

The development also includes communal laundry facilities, with accessible machines for all to use, a lounge, small garden and roof terrace. There is parking for tenants which will enable those who drive to retain this aspect of their independence.

Alongside accessibility, sustainability has been a driving force in the design of this new development. An ambitious low carbon energy strategy has been incorporated into the design, which includes air source heat pumps, solar panels and green and brown roofs.

The building will cost £10m to complete. Over the past few years, to date just over £7m has been raised thanks to the generosity of individuals, families, Trusts, and Foundations. Whilst we have a loan in place to complete the works, we are actively fundraising to ensure we can meet the full costs of this development.

If we can fundraise to meet the costs of this development, we will actively look for another development opportunity in the Hertfordshire area, where we know there is demand. We estimate this next development would cost in the region of £15-£20m.

INVESTING IN OUR DEVELOPMENTS

We take extreme pride in maintaining each of our buildings to the highest standard, ensuring they provide modern accessible accommodation for our tenants and exceed required health and safety and fire regulation standards.

We have an ambitious and detailed 5-10 year fully costed planned maintenance programme. We strive for quality and value for money in delivering this programme and therefore will be undertaking some works in-house through our small Maintenance Team and outsourcing larger more specialist works.

From 2022-2024 we have committed to a £2m a year programme of planned maintenance and fire door replacement/fire compartmentation works.

95

people are on our housing waiting list



79%

of our tenants receive benefits

PROVIDING A FIRST-CLASS SERVICE

Good isn't enough for us. We want to be excellent in all that we do. Our current information systems do not support our vision for first class customer service. In 2022 we undertook an exercise to find an affordable information management system to support our work. We have identified a customer relationship management system that will span across all areas of service delivery from housing and property management to finance. This went live in May 2023. We believe this investment will improve customer service whilst supporting efficiency and strategic planning.



INFORMING AND EDUCATING THE NEXT GENERATION

Jewish Blind & Disabled's schools programme has been developed to raise understanding and awareness of disability from a young age. The programme is led by our trained tenant ambassadors, people with lived experience who talk openly to young people about their own experience of disability and how since moving into a Jewish Blind & Disabled apartment, they have been able to live independently.

We have focused our attention on primary schools and have designed an activity pack that each child can take home which fits with the primary school curriculum. It includes games and activities that will help children learn further about disabilities and inclusion. In 2022, our schools programme reached over 1,600 pupils across 12 primary schools.

Headteacher of Rimon Jewish Primary School, Sarah Simmons, got in touch with us as a key area of their work is teaching children to have an awareness of different needs within our community.

We arranged a talk from a tenant who shared openly about life with a disability and his experience of being blind. Sarah commented: "The young people were so engaged, they loved hearing about the different aids that someone can use to help them to live independently. The pupils were so inspired that a week after the visit a group of year six pupils got together to hold an event in the playground to raise money for Jewish Blind & Disabled. There really is no better way to learn about protected characteristics - a curriculum requirement - than from people with lived experience. We look forward to inviting other Jewish Blind & Disabled tenants into the school next term."

FUNDRAISING

As an independent charity that does not receive any government funding, we are dependent on the generosity of our donors from across the community to develop our services to meet the growing and changing needs of people with physical disabilities and vision impairments.

As with many charities, raising voluntary funds from trusts, foundations and individuals is a vital source of income for us. Our fundraising efforts enable us to provide quality housing and support and are invested in:

- The Independent Living Advisory Service providing people living with physical disability or visual impairment with advice, support and adaptations that enable them to remain in their own home in the wider community
- Our 24/7 onsite House Managers who are a constant lifeline for our tenants. 79% of our tenants are reliant on benefits. These benefits will only cover 50% of the cost of the House Manager support service
- Our weekly shopping minibus service taking tenants to local kosher shops and supermarkets enabling them to retain their independence
- Our Tenancy Support Team who provide advice and advocate on behalf of tenants to support them with benefits, aids and adaptations and accessing health and social care services
- Providing occupational therapy support to our tenants to ensure as their situation changes, they have the right aids and adaptations as well as advice and support to enable them to remain independent
- Our Community Engagement Team and volunteers who help our tenants to build their own supportive Jewish communities in each of our developments.

We have been able to proceed with the purchase of our eighth development thanks to the generosity of individuals from across the community, as well as trusts and foundations.

The build cost for this development is £10m. We have a current shortfall of just under £3m. Once we have fully fundraised for this development, we will be able to seek another development in the Hertfordshire area where we know there is current and growing need.

Major donors, trusts and foundations are a valuable source of income to us. This year income from major donors, trusts and foundations (£1,000 or over) was £1,839,126. This represented 91% of our fundraised income, (excluding legacies). We continue to appeal to the community for support twice a year and these direct mailing appeals continue to generate more than £250,000 a year to support our work and are a critical lifeline for us.

We have a limited portfolio of successful in-person fundraising events. Notable successful events in 2022 include a major donor informal dinner which placed JBD tenants in the spotlight - in conversation with Rob Rinder. The event raised over £225,000 and brought in a wider audience. Plus, our annual Friends of JBD Golf Day raised £30,000.

"Just wanted to say thank you for a great night last night, fantastic and you should be very proud of what you are achieving. We really did find it an extremely inspiring evening." Dinner attendee

> **Please thank the team and a very big thank you from me to you for making us so welcome. Please pass on to the organisers my admiration and respect, not only for the money raised for JBD but also for the way the day is run and the small touches. You should be very proud of every member of the team present. They came across to every person who was there as dedicated to JBD and loving their jobs.**
>
> Friends of JBD Golf Day attendee

Legacy income continues to be a vital source of income to support the organisation. At least £1 in every £3 raised comes from legacy income. Legacy income is unreliable and difficult to predict. This year we have seen an increase of 34% in legacy income compared to the previous year.

In 2022, we launched a new legacy fundraising campaign and signed up to the National Free Wills Network. We have stressed the importance of Gifts in Wills to Jewish Blind & Disabled and encouraged supporters, tenants, staff and volunteers who don't have a Will in place to create one through the National Free Wills Network.

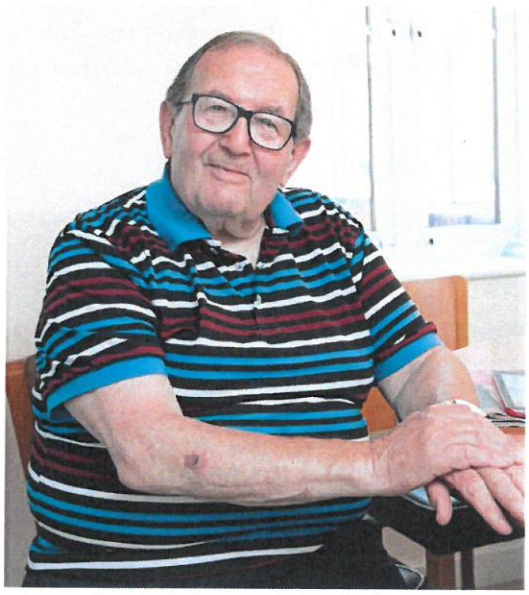
Rachel Lewis, a Jewish Blind & Disabled volunteer said: "I recently re-did my Will using Jewish Blind & Disabled's free Will writing service. I am a supporter of Jewish Blind & Disabled and it was important to me to know that people in our community living with physical disabilities and / or vision impairments have the housing and support they need to remain independent."

Jewish Blind & Disabled operates with a small internal fundraising team and does not engage external professional fundraisers or commercial participators to carry out fundraising activity.

As part of its preparation for the General Data Protection Regulation, we regularly review and update our Privacy Policy. This policy, published on our website, clearly states what personal data Jewish Blind & Disabled holds in relation to supporters and how this data will be used. It sets out how individuals can raise concerns or complaints. Jewish Blind & Disabled is a member of the Fundraising Regulator and comply with all aspects of the Fundraising Code of Practice. We have received no complaints about its fundraising activities either during the financial year or subsequently.

At the balance sheet date, total funds were £61,892,624 of which £ 1,956,816 were endowment funds and £16,866 were restricted funds. There were £51,836,411 of designated funds for fixed assets, £5,753,531 of designated building funds and £1,750,000 of designated planned maintenance funds leaving free reserves of £600,000 at the balance sheet date.

> **"I recently re-did my Will using Jewish Blind & Disabled's free Will writing service. I am a supporter of Jewish Blind & Disabled and it was important to me to know that people in our community living with physical disabilities and vision impairments have the housing and support they need to remain independent."**
>
> Rachel Lewis, Volunteer



FINANCIAL REVIEW

The Statement of Financial Activities on page 29 shows surplus of £1,941,263 in the year and total reserves amount to £61,892,624 at the balance sheet date. The charities income is used wholly in either the provision of support or facilities to tenants within the charity's projects and other disabled people or on the acquisition of housing property.

Designated reserves include a building fund which at the balance sheet date amounted to £5,732,531. This represents funds set aside for acquisition of our proposed new development.

Funding sources are primarily from fundraising (income in 2022 £2,507,948) and rents (2022 rental income £3,527,694). These are applied by provision of services to the Society's beneficiaries and any free surplus is designated to the building fund and our planned maintenance fund.

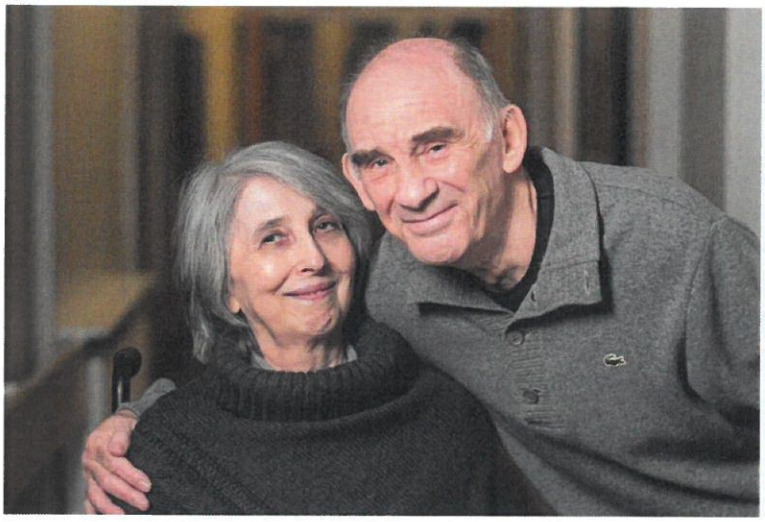


INVESTMENT POLICY

The articles of association authorise the Trustees to make and hold investments. It is the charity's policy to place surplus funds in fixed short-term deposits for the development of new housing to meet current and future needs.

RESERVES POLICY

The Council's policy is to build up free reserves so that unrestricted funds held by the charity not committed, designated or invested in tangible fixed assets ('the free reserves') should be sufficient to cover three months' total expenditure, which now equates to approximately £600,000. At this level, the Council consider that they would be able to continue the current activities of the charity in the unlikely event of a significant fall in rent alongside a fall voluntary income. Designated funds have been set aside for our planned maintenance programme and for building works on our new development, the latter of which amount to approx. 70% of the total cost of the development. We are actively fundraising to meet the shortfall; in the meantime, we have a bank loan in place to enable us to commence the works with the knowledge that should the fundraising fall short we can complete the project. This will however impact on our ability to seek a further development opportunity to meet the growing needs of the community in Hertfordshire.



PAY POLICY FOR STAFF

The Finance Committee in conjunction with the Chief Executive review and set the remuneration of the charity's key management personnel. There recommendations are shared with the board for approval.

Staff pay is reviewed annually. Roles are benchmarked against others in the sector to enable us to recruit and retain a skilled workforce.

RISK MANAGEMENT

The Council has a risk management strategy which comprises:

- an annual review of the principal risks and uncertainties that the charity faces
- the establishment of policies, systems and procedures to mitigate those risks identified in the annual review
- the implementation of procedures designed to minimise or manage any potential impact on the charity should those risks materialise

Financial risk is managed by monitoring and reviewing budgets and cash flow on a timely basis and is considered to be low risk.

The risk attention has also been focused on non-financial risk arising from fire, health and safety of tenants and staff, employment and IT. These risks are managed by having robust policies and procedures in place and regular awareness training for staff working in these operational areas such as our crisis management plan which staff have been trained on how to implement it.

We have specifically considered the risks for JBD Properties Limited, a wholly owned trading subsidiary. The key risks are associated with the building development, which have been mitigated by putting in place appropriate insurance cover.

SAFEGUARDING

We strive to create an environment that empowers both staff and clients to speak out for themselves with the knowledge that they will be listened to and supported. Any major concern will be reported to the Jewish Blind & Disabled Board of Trustees and any ongoing issues will be recorded and updated on the risk register that is regularly reviewed by the Board.

We focus on prevention rather than just response. Our staff and volunteers work within a framework of policies and are supported by training to enable them to safely raise concerns.

Our comprehensive safeguarding policy is reviewed and updated and signed off by Trustees at least once a year. The policy focuses on individual well-being and 'making safeguarding personal'. This approach means we support and enable people to make choices and have control about how they want to live their own lives whilst providing a framework and the mechanisms to help safeguard individuals from abuse and/or exploitation.



EQUALITY, DIVERSITY AND INCLUSION

At the core of our work are our values and our behaviours which demonstrate how we live our values of fairness, integrity, respect and kindness. They help guide our commitment to equality, diversity and inclusion.

Our commitment to fairness ensures we strive for equality of opportunity and equal access to all. From the way we recruit, and performance manage our staff, through to our allocations process for prospective tenants, we are constantly looking to ensure we are fair with equality at the heart of decision making.

We are an organisation that provides housing and support services to a diverse Jewish community. Diverse in age, gender, religious affiliation, mind sets and ability/disability. We strive to ensure everyone is heard and their needs are met, whilst celebrating and recognising their differences. We expect tolerance and understanding through respect.

Our senior leadership team can be described as diverse with 22% of the team being of Black and Asian backgrounds, 67% percent of Jewish background and 11% Irish. 67% of the SLT are women with 33% male. As an organisation with a history of high staff retention levels we have no self-declared statistics recorded in relation to disability or sexuality. In early 2023 we introduced a data capture form to ensure we capture and monitor this information going forward.

Our Board diversity has improved in the past year with the appointment of two women and a broader age profile of Trustees however we know when it comes to board diversity, we still have some work to do. When recruiting current board members, we encouraged, through advertising, women and people with lived experience of disability as well as younger people and those from a range of socio-economic backgrounds to apply. Of the three new board members appointed in 2022 two are women and the other came via our Young Jewish Blind & Disabled Patron's programme. It is a good start but there is still some way to go. We are committed, over the next three years, to address this and rebalance our current board membership.

Inclusion is at the core of our service promise. We provide person centred solutions for our tenants and clients. This includes ensuring we provide inclusive physical environments as well as places where everyone feels valued and welcome. We are committed to collaborating with our tenants and clients to ensure their voices are heard and that they play a vital role in shaping the development of our services.

We undertake bi-annual anonymous staff surveys to gain an insight into how staff are feeling and where we can make improvements. In 2022 we conducted a full staff survey. The survey indicated that our staff are committed and feel supported:



Whilst feedback from our staff survey was excellent, we know there is always room for improvement. Areas that were highlighted in the recent current survey as areas we can improve on include; promotion & training, staff development & appreciation.

STAFF COMMENTS FROM SURVEY:

> There is a great atmosphere amongst staff and everyone seems committed to doing their job to the highest standards. There is a great sense of community

> JBD has always been a great organisation to work for and this continues to be the case.

> JBD has a special ethos which appears to come from a deep belief in the value of providing suitable independent living opportunity to people who need it. The consistency of its services speaks for itself. It doesn't happen without cause.

SUSTAINABILITY

Sustainability is built into the heart of our new developments. Our latest development will include an ambitious low carbon strategy, made possible using fabric energy efficiency measures and the inclusion of air source heat pumps and photovoltaic panels, low energy lighting, low water consumption fittings and a focus on health and wellbeing through design by maximising daylighting, utilising healthy materials, and contributing to the alleviation of fuel poverty. The development will enhance the ecological value of the site through measures such as areas of green and brown roof and native planting.

However, we are acutely aware that our older buildings have their own challenges when it comes to sustainability. In 2021 we developed a detailed Planned Maintenance Programme for our existing buildings, we are now looking at how we integrate sustainability into this work. Small changes we have recently made include the installation of electric car charging and insulation upgrades in our older buildings. We are committed to developing a strategy and action plan to ensure sustainability is not just central to our newer developments but addressed across all our resources.

THE COST-OF-LIVING CRISIS

In 2022 we began to feel the impact of inflationary increases across the organisation. We are committed to ensuring we provide a quality affordable service. Over the last decade our rent increases and remain at or below 2.5% pa. This year in response to the current situation we have increased rents by up to 4%, this will help us manage increased costs but does fall short of the actual inflationary costs across the organisation. We have sought advice on procurement of energy and utilities which has ensured we are getting the best prices on offer. As an already lean organisation we will struggle to make further significant cost savings without impacting on the quality of our service. Without large borrowing we are confident of our ability to manage inflationary increases and keep all of our services running. As with all charities we have concerns about the impact of the cost-of-living crisis on our fundraising. Our ambitious plans for growth and development are reliant on raising significant funds from across the community.

OUR COMMITMENT TO SUPPORT UKRAINIAN REFUGEES

When war broke out in Ukraine, the Trustees and staff at Jewish Blind & Disabled committed to do all we could to support Ukrainian refugees fleeing the conflict. We focused our efforts on providing housing and support to people with disabilities or sight loss who may not be able to live with family members or find suitable accommodation through the government's 'Homes for Refugee's' scheme. We have housed three households, providing them with furnished apartments with a two-year lease.

We are proud of the welcome these individuals have received from tenants, staff and the JBD family - all of whom have played a role in supporting them to settle into their temporary home in the UK.

> **They kindly offered us a flat that is not far from where we live, and it's really important, crucial, to feel that support that there are people there to help you, support you and navigate you through that settling in process.**

KATYA, IN HER 20S, FROM UKRAINE TELLS HER STORY:

"I was really worried about my mum and grandma. My mum has a disability, and my grandma is 90 and is a Holocaust survivor. She has dementia, and because of the war and every day shelling her dementia progressed."

Katya and her family did everything they could to get her mum and grandma to England.

"When we brought my mum and grandma to London, as you can imagine they were both not feeling well, mostly psychologically. We didn't have a chance to properly think and imagine how we were going to accommodate them because the most important thing was just to bring them here."

We heard Katya's story and knew we could help.

"So we were reached out to by Jewish Blind & Disabled and they kindly offered us a flat that is not far from where we live, and it's really important, crucial, to feel that support that there are people there to help you, support you and navigate you through that settling in process."

Bricks and mortar alone don't build supportive communities and enable fulfilled lives. We continue to develop our unique supportive Jewish communities through empowering and supporting our tenants to play an active role in shaping their own community.

In January 2023 we held our first ever tenants conference where over 100 tenants from across all seven developments came together to share ideas, think about ways in which they can get involved within their communities (and beyond) and to have the opportunity to meet new people from different developments and hear more about initiatives in other JBD buildings.

Cynthia, a tenant at Fairacres, said: "Thank you for a lovely day – it was so well organised, and I enjoyed being on a table with different people. I was the only Fairacres tenant on my table, but it was great sharing ideas with others. I feel very lucky to be living in a JBD development – the place I call home."

We will continue to empower our tenants to work in partnership with us to educate future generations through our schools and university programmes and provide our offering of advice and support to enable other communal organisations to provide accessible environments and programming for people with physical disabilities or vision impairment.

We work in partnership with a wide range of organisations in the local and Jewish Community. We are committed to ensuring we don't step on toes or replicate the services others are providing, but we develop initiatives and support that plug the gaps that exist in our community. Organisations we work in partnership with include Jewish Care, Jami, Maccabi, JDA, local schools, synagogues and youth groups. We are the only provider of Independent Living specifically for people living with physical disabilities and / or vision impairment in the community. We do not provide supported housing (i.e. housing with care and support and registered with the CQC – Care Quality Commission). Many other organisations in the community provide this type of housing. Their clients have different needs from the people we support. Most of our tenants do not need this level of care; they just need an accessible home that suits their needs with the peace of mind provided by our 24/7 on-site House Managers and the benefits and support that come from being part of a JBD community.

We are making huge differences to the lives of the people we support. We want to ensure that we reach everyone who needs our services. It's not going to be easy, but if we are to realise our vision, we need to continue to grow, develop, and above all, be ambitious in our approach.

We have fantastic, dedicated staff and leadership alongside committed volunteers and donors. I have every confidence that working in partnership we will do all we can to meet the housing and support needs of Jewish people with physical disabilities or visual impairment and transform even more lives.

By Order of the Council
M Gordon

Member of the Council: M Gordon

Date of approval: 3 July 2023

Moore Kingston Smith LLP were appointed auditors to the company and in accordance with section 485 of the Companies Act 2006, a resolution proposing that they be re-appointed will be put at a General Meeting.



THE DEMAND ON OUR SERVICES AND OUR AMBITIOUS RESPONSE

As of May 2023, we have over 95 people on our housing waiting list. Most of them are waiting for an apartment in Barnet or Hertfordshire. We house people based on need using a point score system that considers the accessibility issues people have in their current accommodation and the necessity for our unique offering. In 2022, we had 29 properties available to rent, following 18 deaths and 11 tenants moving on, generally to residential care.

We are committed to develop to ensure we can meet the needs and increased demand for housing and support from Jewish people living with physical disabilities or vision impairment. Ephraim Court will go some way to meeting demand in north west London, however, we don't believe we can stop there. We know that there is demand from the community for a development in the Hertfordshire area. Once we have completed our fundraising campaign for Ephraim Court, we will actively look for a site and plan for a development to meet the needs in Hertfordshire.

If we can build new developments without borrowing, this will enable us to continue to provide housing and support to everyone in the community who needs it, regardless of their financial situation (currently almost 80% of our tenants are reliant on benefits). If we are servicing significant loans we would struggle to put aside sufficient funds for refurbishment and maintenance of our buildings. We are fully committed to providing our housing to everyone who needs us, with the majority of our tenants reliant on benefits and many of our self-funders, the 'squeezed middle,' with low income or assets. We have little ability to increase our rents in a material way in the foreseeable future, and to do so simply to finance and service a loan simply isn't an option and would be counterproductive. This is why our capital fundraising programme is so important. Without support from across the community we wouldn't have a sustainable model that enables us to provide a first class and affordable service.

Alongside increased demand for our accommodation based services we have seen a significant increase in demand and complexity of cases for our Independent Living Advisory Service. We supported 75 people through this service in 2022. With increased demand, we are currently recruiting for a new member of staff to manage the growth and development of this service as well as to undertake research to understand any further support needs that Jewish people living with physical disabilities and vision impairment in their own homes may have and respond accordingly.

Whilst investment in our new buildings is essential to meet current and future need, we are committed to continue to invest in our older buildings to ensure they provide high quality housing and support and meet both the needs and aspirations of our current and future tenants.

STATEMENT OF MEMBERS OF THE COUNCIL'S RESPONSIBILITIES

The Members of the Council (who are also directors of Jewish Blind & Physically Handicapped Society for the purposes of company law) are responsible for preparing the Report of the Council and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Members of the Council to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable group and company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the Members of the Council 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;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The Members of the Council are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable group and company and 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 group and company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Members of the Council are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

In so far as the Members of the Council are aware:

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

Auditor

The auditor, Moore Kingston Smith LLP, is deemed to be reappointed under section 487(2) of the Companies Act 2006.

By Order of the Council
M Gordon

Member of the Council:

Date of approval: 3 July 2023

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

Independent Auditors' Report

OPINION

We have audited the financial statements of Jewish Blind & Physically Handicapped Society for the year ended 31 December 2022 which comprise the Group Statement of Financial Activities, the Group and Parent Charitable Company Balance Sheets, the Group Cash Flow Statement 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 in law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

IN OUR OPINION THE FINANCIAL STATEMENTS:

- give a true and fair view of the state of the group's and the parent charitable company's affairs as at 31 December 2022 and of the group's 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; 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 Auditor's Responsibilities for the audit of 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 other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. 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.

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 there is a material misstatement in the financial statements or a material misstatement of the other information. 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 trustees' annual report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' annual report has been prepared in accordance with applicable legal requirements.

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

In the light of the knowledge and understanding of the group and parent charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' annual report.

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:

- the parent charitable company has not kept adequate and sufficient accounting records, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent charitable company's 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 trustees' responsibilities statement set out on page 6, 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 group and parent 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 group or parent charitable company or to cease operations, or have no realistic alternative but to do so.

AUDITOR'S 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 an auditor's report 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the group and parent charitable company's internal control.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the group and parent charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the group or parent charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit report.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charitable company and considered that the most significant are the Companies Act 2006, the Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council.
- We obtained an understanding of how the charitable company complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, 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 or intentional misrepresentations, or through collusion.

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 which we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the charitable company and charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Moore Kingston Smith LLP

Shivani Kothari (Senior Statutory Auditor)
for and on behalf of Moore Kingston Smith LLP, Statutory Auditor

6th Floor Appold Street London EC2A 2AP

Date: 4th August 2023

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	Endowment Funds 2022 £	Restricted Funds 2022 £	Unrestricted Funds 2022 £	Total Funds 2022 £	Total Funds 2021 £
Income and endowments from:						
Donations	3.1	-	1,193,003	604,736	1,797,739	813,917
Legacies		-	-	710,209	710,209	528,656
Income from charitable activities:						
Rent receivable				3,527,694	3,527,694	3,523,772
Fees receivable from management of sheltered housing projects	3.2	-	-	63,500	63,500	63,500
Year book and diary		-	-	30,546	30,546	29,525
Other fundraising events		-	-	198,675	198,675	134,497
Investment income:						
Dividends receivable	-	-	-	301	301	269
Interest receivable		-	-	20,785	20,785	2,091
Other income:	3.3					
Release of Housing Grant		-	-	35,896	35,896	35,896
Total income	-	-	1,193,003	5,192,342	6,385,345	5,132,123
Expenditure on:						
Raising funds:						
Fundraising costs of voluntary income and other activities	4	-	-	375,578	375,578	321,424
Charitable activities:						
Property management costs	5	-	105,593	3,053,249	3,158,842	1,866,294
Tenants support costs	5	-	25,503	883,625	909,128	1,031,805
Total expenditure	-	-	131,096	4,312,452	4,443,548	3,219,523
Net income before net gains/(losses) on investments		-	1,061,907	879,890	1,941,797	1,912,600
Gains/(losses) on investments	15	-	-	(534)	(534)	1,536
Net income before transfers		-	1,061,907	879,356	1,941,263	1,941,136
Transfers	19	-	(1,094,417)	1,095,417	-	-
Net movement in funds for the year	20-20	1,956,816	(33,510)	1,974,773	1,941,263	1,914,136
Total funds at 1 January 2022			50,376	57,944,169	59,951,361	58,037,225
Total Funds at 31 December 2022		1,956,816	16,866	59,918,942	61,892,624	59,951,361

The results for both years reflect the continuing operations of the Society.

BALANCE SHEET AT 31 DECEMBER 2022

	Notes	Group 2022 £	Group 2021 £	Charity 2022 £	Charity 2021 £
Fixed assets					
Tangible assets	11	55,169,809	54,001,156	55,601,573	54,354,125
Intangible fixed assets	12	15,481	-	15,481	-
Investments		-	-	1,000	1,000
	-	**55,185,290**	**54,001,156**	**55,618,054**	**54,355,125**
Current assets					
Debtors	14	910,803	983,250	1,523,644	1,433,919
Investments	15	6,773	7,307	6,773	7,307
Cash at bank and in hand		8,286,565	7,230,887	7,702,815	7,084,274
	-	**9,204,141**	**8,221,444**	**9,233,232**	**8,525,500**
Creditors Amounts falling due within one year	16	(846,027)	(582,147)	(876,306)	(887,386)
Net current assets	-	**8,358,114**	**7,639,297**	**8,356,926**	**7,638,114**
Creditors: Amounts falling due after more than one year	17	(1,650,780)	(1,689,092)	(1,650,780)	(1,689,092)
Total assets less current liabilities	-	**61,892,624**	**59,951,361**	**62,308,719**	**60,304,147**
Funds					
Endowments	18	1,956,816	1,956,816	1,956,816	1,956,816
Restricted	19	16,866	50,376	16,866	50,376
Unrestricted:	-				
Designated - building fund	20	5,732,531	5,200,000	5,732,531	5,200,000
Designated - fixed asset fund	20	51,836,411	50,616,381	52,268,175	50,969,350
Designated - planned maintenance fund	20	1,750,000	1,527,788	1,750,000	1,527,788
General	20	600,000	600,000	584,331	599,817
Total designated funds		**59,918,942**	**57,944,169**	**60,335,037**	**58,296,955**
Total funds		**61,892,624**	**59,951,361**	**62,308,719**	**60,304,147**

A separate income and expenditure account for the charity is not presented as the charity has taken advantage of the exemptions permitted by section 408 of the Companies Act 2006. The net result of the charity for the year was a surplus of £2,004,572 (2021: £1,935,248).

Approved by the Council and Authorised for Issue

M Gordon Chairman

Date: 3 July 2023

Company Registration No. 00959535

CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	2022 £	2021 £
Cash flows from operating activities			
Cash generated from operations		2,260,339	1,569,979
Interest paid		(20,260)	(20,450)
		2,240,079	**1,549,529**
Cash flows from investing activities			
Purchase of property, plant and equipment		(1,203,072)	(284,689)
Sale of investment property		-	-
Interest received		20,785	2,091
Dividend income		301	269
		(1,181,986)	**(282,329)**
Cash flows from financing activities			
Repayment of loans		(2,415)	(2,015)
Net cash used in investing activities		(2,415)	(2,015)
Net (decrease) / increase in cash and cash equivalents in the financial year		1,055,678	1,265,185
Cash and cash equivalents at the beginning of the financial year		7,230,887	5,965,702
Cash and cash equivalents at the end of the financial year		**8,286,565**	**7,230,887**

1 Accounting policies

The charity is a private company limited by guarantee incorporated in England and Wales. The registered office is Frances & Dick James Court, 35 Langstone Way, London, NW7 1GT. The Financial Statements are prepared in sterling which is the functional currency of the entity. Monetary amounts are rounded to the nearest pound.

The principal accounting policies adopted and judgements in the preparation of the financial statements are as follows:

1.1 Basis of preparation of accounts and assessment of going concern

The financial statements of the charity and subsidiary have been prepared in accordance with 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 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2016.

The Charitable group and company meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

The Members of the Council decide whether the use of going concern is appropriate and have considered possible events or conditions that might cast doubt on the ability of the charitable group to continue on as a going concern. The Members of the Council make this assessment in respect of a period of one year from the date of approval of the financial statements. In particular, the members of Council have considered the Charitable company's forecast and projections and have considered the potential impacts of the Coronavirus outbreak on the viability of the charitable group. Annual budgets have been revised taking this into account. The charity holds significant reserves and has liquid assets in the firm of cash held in short term deposits. For this reason, the trustees continue to adopt the going concern basis in preparing the financial statements.

1.2 Consolidated accounts

The group financial statements consolidate the financial statements of the charity and its wholly owned subsidiary. JBD Properties Limited, for the year ended 31 December 2022.

Control is achieved where the group has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. The review of subsidiaries acquired or disposed during the year are included in the statements of financial activities from the effective date of acquisition and up to the effective date of disposal, as appropriate using accounting policies consistent with those of the parent. All intra-group transactions, balances, income and expenses are eliminated in full on consolidation.

1.3 Income

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably. Where income is received in advance of meeting any performance-related conditions there is not unconditional entitlement to the income and its recognition is deferred and included in creditors as deferred income until the performance-related conditions are met.

Donations are recognised when the charity has entitlement to the funds and it is probable that the income will be received and the amount can be measured reliably.

Legacies are recognised as the earlier of the date on which either the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executors to the charity that a distribution will be made or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the Bank.

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

The income from fundraising ventures is shown gross, with the associated costs included in fundraising costs. Other income is accounted for on a receivable basis.

1.4 Fund accounting

The following funds are held by the charity:

- unrestricted general funds - these are funds which can be used in accordance with the charitable objects at the discretion of the council.
- designated funds - these are funds set aside by the council out of unrestricted general funds for specific future purposes or projects.
- restricted funds - these are funds that 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.
- permanent endowment funds - represent those assets which must be held permanently by the charity.
- expendable endowment funds - represent capital funds which may only be converted into expendable income at the discretion of the Members of Council.

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

1.5 Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds comprise the costs associated with attracting voluntary income and the costs associated with fundraising purposes.
- Expenditure on charitable activities comprises those costs incurred by the charity in the delivery of its activities and services. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support it.

Value added tax is not recoverable and as such is included in the relevant costs in the Statement of Financial Activities.

1.6 Costs allocation

Costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource. Costs other than support costs relating to a particular activity are allocated directly. Support costs are allocated according to the number of staff employed within each activity category. Allocated support costs are re-apportioned amongst cost centres existing within an activity on a percentage basis appropriate to that cost centre.

Governance costs comprise all costs involving public accountability of the charity and its compliance with regulation and good practice. These costs include costs related to statutory audit and legal fees together with an apportionment of overhead and support costs. Governance costs are allocated according to the number of staff employed within Fundraising, Property Management and Tenancy Support.

1.7 Operating leases

Rentals payable under operating leases are charged to the Statement of Financial Activities as incurred.

1.8 Tangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation and accumulated impairment losses.

Amortisation is recognised as to write off the cost of intangibles less their residual values over their estimated useful lives using the straight- line method. The intangibles are amortised on the following basis: Computer software

1.9 Tangible fixed assets

Tangible fixed assets are stated at cost (or deemed cost) less accumulated depreciation.

The charity previously adopted a policy of revaluing freehold land and buildings and they were stated at their revalued amount less any subsequent depreciation. The charity has adopted the transition exemption under FRS 102 paragraph 35.10(d) and has elected to use the previous revaluation as deemed cost.

Depreciation is provided on a straight-line basis at the following annual rates in order to write off each asset over its estimated useful life:

Freehold and long leasehold Land & Buildings	**nil**
Fixtures and fittings	**20%**
Office equipment	**20%**
Motor vehicles	**25%**

Freehold and long leasehold buildings are not depreciated given the continual maintenance of the buildings to ensure that they remain in sound state off report. The council review the valuation of the buildings annually for impairment in its value and they consider that the residual value at the end of its useful economic life will not be less than its present carrying value, no depreciation is charged.

1.10 Investments

Fixed asset investments are stated at cost less permanent diminution in value.

Current asset investments are stated at market value. Realised and unrealised gains and losses on investments are dealt with in the Statement of Financial Activities.

Investment property, which is property held to earn rentals and/or for capital appreciation, is measured using the fair value model and stated at its fair value at the reporting end date. The surplus or deficit on revaluation is recognised in the Statement of Financial Statements.

1.11 Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.12 Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity from the date of opening the deposit.

1.13 Creditors

Creditors are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably.

1.14 Financial instruments

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments which include trade and other receivables, trade and other payables and cash and bank balances. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

1.15 Pensions

Employees of the charity are entitled to join a defined contribution 'money purchase' scheme unless they have exercised their right to opt out of the scheme membership. The money purchase plan is managed by Legal & General and the plan invests contributions made by the employee and employer in an investment fund to build up over the term of the plan. The pension fund is then converted into a pension upon the employee's normal retirement age which is defined as when they are eligible for a state pension. The charity has no liability beyond making its contributions and paying across the deductions for the employee's contributions.

1.16 Housing association grant

The housing association grant, obtained from the transfer of assets and liabilities from Cavendish Housing Trust, is held as a liability and amortised and released to the Statement of Financial Activities over the useful life of the land and buildings that it was used to purchase.

2 Judgements and Key Sources of estimation uncertainty

In the application of the group's accounting policies, the directors 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 estimate and associated assumptions are based on a historical experience and other factors that are considered to be relevant. Actual results may differ from

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.

Fixed asset impairment

The Freehold land & building is included at cost. No depreciation is charged and the assets are reviewed annually for impairment. This is considered to be a critical accounting estimate in view of the amounts involved and the judgements applied in the review.

3 Income

Group and charity

3.1 Income from donations

Income from donations was £1,797,379 (2021: £813,917) of which £604,736 was unrestricted (2021: £656,297) and £1,193,003 was restricted (2021: £157,620). Income from legacies was £710,209 (2021: £528,656) was all unrestricted (2021- £nil). Total income from donations and legacies was £2,507,948 (2021- £1,353,573).

3.2

All rental, management fee, investment, diary and yearbook income and other fundraising income was unrestricted in 2022 and 2021.

3.3 Other operating income

Other operating income includes £35,896 (2021: £35,896) of amortised grants taken to income.

4 Total expenditure: Group

	Notes	Fundraising Costs £	Charitable Activities £	Support Costs £	2022 Total Costs £	2021 Total Costs £
Salaries	10	212,236	1,454,335	5,704	1,672,274	1,672,975
Direct costs	7-9	145,272	2,434,272	-	2,579,544	1,298,942
Central costs	-	13,113	111,595	4,205	128,913	154,135
Depreciation	-	-	18,938	-	18,938	23,335
Legal fees	-	-	8,802	-	8,802	35,250
Subsidiary costs	14	-	369	-	369	3,320
Governance costs	-	3,541	31,166	-	34,707	31,564
Total		**374,162**	**4,059,477**	**9,909**	**4,443,547**	**3,219,521**
Allocation of support expenditure (by time spent by staff		1,416	8,493	9,909	-	-
2022 Group		**375,578**	**4,067,970**	-	**4,443,547**	**3,219,521**
2021 Group		**321,424**	**2,898,099**	-	**3,219,523**	-

Total expenditure: Charity

	Notes	Fundraising Costs £	Charitable Activities £	Support Costs £	2022 Total Costs £	2021 Total Costs £
Salaries		212,236	1,454,335	5,704	1,672,274	1,672,975
Direct costs	10	145,272	2,434,272	-	2,579,544	1,298,942
Central costs	7-9	13,113	98,710	4,205	116,028	87,211
Depreciation		-	18,938	-	18,938	23,335
Legal fees		-	7,360	-	7,360	26,638
Governance costs		2,315	21,066	-	23,381	17,890
Total		**372,936**	**4,034,681**	**9,909**	**4,417,525**	**3,126,991**
Allocation of governance expenditure (by number of staff employed)		1,466	8,493	(9,909)	-	-
2022 Charity		**374,352**	**4,043,174**	-	**4,417,525**	**3,126,991**
2021 Charity		**320,303**	**2,806,688**	-	**3,126,991**	-

5 Expenditure on charitable activities Group

	Notes	Property Management £	Tenant Support Costs £	2022 Total Costs £	2021 Total Costs £
Salaries	-	743,531	710,803	1,454,335	1,459,650
Direct costs	-	2,298,960	135,312	2,434,272	1,163,878
Central costs		87,350	24,245	111,595	183,688
Depreciation	-	-	18,938	18,938	23,335
Legal fees	-	8,802	-	8,802	35,250
Support costs	-	4,247	4,247	8,493	-
Governance costs	-	15,583	15,583	31,166	28,978
Subsidiary costs	-	369	-	369	3,320
2022 Group	-	**3,158,842**	**909,128**	**4,067,970**	**2,898,099**
2021 Group	-	**1,866,294**	**1,031,805**	**2,898,099**	-

Expenditure on charitable activities Charity

	Notes	Property Management £	Tenant Support Costs £	2022 Total Costs £	2021 Total Costs £
Salaries	9	743,531	710,803	1,454,335	1,177,910
Direct costs	7	2,298,960	135,312	2,434,272	1,163,878
Depreciation	-	84,434	21,329	105,762	465,427
Legal fees	-	-	19,938	19,938	23,335
Support costs	-	8,802	-	8802	35,250
Governance costs	-	10,533	10,533	21,065	16,423
2022 Charity	-	**3,146,260**	**896,915**	**4,043,174**	**2,882,223**
2021 Charity	-	**1,856,697**	**1,025,528**	**2,882,223**	-

6 Fundraising costs Group and Charity

	2022 £	2021 £
Year book and diary expenditure	12,379	13,764
Fundraising IT administration costs	8,563	16,909
Events	39,708	31,601
Advertising and appeal costs	52,995	49,441
Campaign and public relations fees	18,122	16,917
Legacy costs	13,505	6,432
Direct costs	**145,272**	**135,064**

7 Property management costs Group and Charity

	2022 £	2021 £
Rates	78,050	65,130
Insurance	53,799	54,407
Light & heat	156,135	125,390
Repairs, maintenance and refurbishment	1,832,921	710,971
Cleaning	24,134	18,692
Gardening	76,567	57,920
Telephone & sundries	45,125	36,434
Bad debts written off	(2,311)	(10,637)
Loan interest	20,260	20,450
Staff recruitment & Training	14,280	-
Direct costs	**2,298,960**	**1,068,944**
Tenant support costs Entertaining & events and tenant support	43,209	35,574
Prospective tenant costs	27,430	22,192
Motor & travel expenses	44,521	14,320
Ambulance & minibus	20,152	22,848
Direct costs (excluding staff costs)	**135,312**	**94,934**
Total direct costs	**2,434,272**	**1,163,878**

8 Governance costs Group and Charity

	2022 £	2021 £
Auditor's remuneration		
audit services	17,928	17,890
other services	5,670	-
audit of subsidiary	7,698	-
under provision prior years	3,875	-
Governance costs	225	13,674
Direct costs	**35,396**	**31,564**

9 Salaries Group and Charity

	Fundraising Expenditure	Charitable Expenditure		Support Costs	2022 Total Costs	2021 Total Costs
		Tenant support	Property management			
House managers and cleaners	-	354,471	-	-	354,471	345,382
Property and housing management	-	-	532,463	-	532,463	511,577
Tenants support	-	275,701	-	-	275,701	311,801
Campaign team	183,713	-	-	-	183,713	213,325
Central	28,523	39,932	211,068	5,704	285,227	281,740
Independent Living	-	40,700	-	-	40,700	9,150
Total salary expenditure	**212,236**	**710,803**	**743,531**	**5,704**	**1,672,274**	**1,672,975**

10 Staff costs Group and Charity

	2022 £	2021 £
Salaries	1,478,883	1,468,431
Social security costs	142,784	134,178
Pension costs	50,607	55,840
Redundancy costs	-	14,526
Total	**1,672,274**	**1,672,975**

The number of employees who received salaries and employee benefits (excluding employer pension costs) of more than £60,000 is as follows:

	2022	2021
In the band £60,001- £70,000	1	1
In the band £80,001- £90,000	1	1
In the band £110,001-£120,000	1	1

The pension costs relating to these employees were £9,788 (2021: £13,500)

The key management personnel of the charity comprise the Members of the Council, the Chief Executive Officer, the Property Development Director, the Head of House Management and Tenancy Support, and the Director of Fundraising. The total salary and benefits of the key management personnel were £366,467 (2021: £317,078).

No remuneration was paid in the year to members of the Council or their connected persons (2021: £nil) nor were expenses reimbursed to them.

Average number of full-time equivalent employees during the year was as follows:

	2022
Direct charitable work	38
Fundraising	4
Support	1
Total	**43**

Average number of employees including part-time in 2022 was 57 and in 2021 was 61.

Pension costs are allocated to activities in proportion to the related staffing costs incurred and are wholly charged to unrestricted funds.

Approximately 45 (2021: 160) volunteers continue to support the professional team and the tenants. With the support of the volunteers, the tenants are able to enjoy the privacy of their own mobility apartment and the opportunity to be part of the community when they choose. The wide range of clubs and activities that is provided are designed to reflect the wide range of interests of the tenants.

11 Tangible fixed assets Group

	Freehold and Long Leasehold Land and Buildings £	Motor Vehicles £	Office Equipment £	Total £
Cost or valuation				
At 1 January 2022	55,593,343	69,179	75,341	55,737,863
Additions	1,183,721	-	-	1,183,721
Disposals	-	-	-	-
At 31 December 2022	56,777,064	69,179	75,341	56,921,584
Depreciation				
At 1 January 2022	1,631,116	69,179	36,412	1,736,707
Charge for the year	-	-	15,068	15,068
Eliminated on disposal	-	-	-	-
At 31 December 2022	1,631,116	69,179	51,480	1,751,775
Net book values				
At 31 December 2022	55,145,948	-	23,861	55,169,809
At 31 December 2021	53,962,227	-	38,929	54,001,156

(i) Land and buildings and fixtures and fittings are used directly for charitable purposes. Motor vehicles are used for care and campaign purposes, and direct charitable purposes.

(ii) The freehold properties are deemed to be carried at cost, representing the frozen valuation as at 1 January 2014, as permitted under the transitional arrangements to FRS102. The historical cost of the freehold properties included in the valuations amounted to £35,489,595

Tangible fixed assets Charity only

	Freehold and Long Leasehold Land and Buildings £	Motor Vehicles £	Office Equipment £	Total £
Cost or valuation				
At 1 January 2022	55,946,312	69,179	75,341	56,090,832
Additions	1,262,516	-	-	1,262,516
Disposals	-	-	-	-
At 31 December 2022	57,208,828	69,179	75,341	57,353,348
Depreciation				
At 1 January 2022	1,631,116	69,179	36,412	1,736,707
Charge for the year	-	-	15,068	15,068
Eliminated on disposal	-	-	-	-
At 31 December 2022	1,631,116	69,179	51,480	1,751,775
Net book values				
At 31 December 2022	55,577,712	-	23,861	55,601,573
At 31 December 2021	55,946,312	136,530	105,547	56,191,368

12 Intangible fixed assets - Group and Charity

Fair value	Computer Software £	Total £
Cost or valuation	-	-
At 1 January 2022 Additions	19,351	19,351
At 31 December 2022	19,351	19,351
Amortisation		
At 1 January 2022 Charge for the year	3,870	3,870
At 31 December 2022	3,870	3,870
Net book values		
At 31 December 2022	15,481	15,481
At 31 December 2021	-	-

13 JBD Properties Limited

Jewish Blind & Physically Handicapped Society has a wholly-owned trading subsidiary, JBD Properties Limited, a company incorporated and registered in England and Wales, company number 09174972. The principal activity of this company is the development of properties. All profits are donated to the charity by gift aid. The charity owns the entire issued share capital of 1,000 ordinary shares of £1 each. A summary of the results is shown below:

Profit and loss account	2022 £	2021 £
Turnover	1,223,573	302,574
Cost of sales	(1,148,538)	(280,525)
Administrative expenses	(51,417)	(4,259)
Profit for the financial year	**23,618**	**17,790**

Balance Sheet	2022 £	2021 £
Current assets:	321,571	416,740
Debtors	583,750	146,613
Cash at bank and in hand	905,321	563,353
Creditors: amounts falling due within one year	(904,134)	(562,166)
Net current assets	**1,187**	**1,187**
Capital and reserves:	1,000	1,000
Called up share capital	187	187
Profit and loss reserves	**1,187**	**1,187**

14 Debtors

Amounts falling due within one year:	Group 2022 £	Group 2021 £	Charity 2022 £	Charity 2021 £
Rent receivable	101,492	63,491	101,492	63,491
Amount due from subsidiary undertaking	-	-	621,188	476,327
Other debtors	11,917	30,528	3,570	4,870
Prepayments and accrued income	797,394	889,231	797,394	889,231
Total	**910,803**	**983,250**	**1,523,644**	**1,433,919**

15 Investments Group and Charity

	2022 £	2021 £
Market value at 1 January 2022	7,307	5,771
Unrealised gain/(loss) in year	(534)	1,536
Market value at 31 December 2022	6,773	7,307
Historical cost at 31 December 2022	**14,246**	**14,246**

Represented by: UK quoted investments		2021 £	2020 £
468	Ordinary shares of 10p in Lloyds Banking Group plc	215	224
564	Ordinary shares of 25p in Barclays plc	899	1,060
89	Ordinary shares of 6.17p in Centrica plc	84	63
547	Ordinary shares of 11.39p in National Grid plc	5,575	5,960
Total		**6,773**	**7,307**

16 Creditors: amounts falling due within one year

Amounts falling due within one year:	Group 2022 £	Group 2021 £	Charity 2022 £	Charity 2021 £
Trade creditors	297,486	51,206	80,373	26,585
Building retention monies	176,424	176,424	118,206	118,206
Other creditors	270,430	263,428	270,427	263,428
Accruals and deferred income	63,376	52,986	368,988	441,064
Bank loans	2,415	2,207	2,416	2,207
Housing corporation grant	35,896	35,896	35,896	35,896
Total	**846,027**	**582,147**	**876,306**	**887,386**

Included in accruals and deferred income is £6,244 of rental income deferred at the end of 2022 (2021: £14,002). Included in Other creditors is Pension creditor of £8,974 (2021: £8,718).

17 Creditors: amounts falling due over one year

Amounts falling due over one year	Group 2022 £	Group 2021 £	Charity 2022 £	Charity 2021 £
Bank loan	214,939	217,355	214,939	217,355
Housing corporation grant	1,435,841	1,471,737	1,435,841	1,471,737
Total	**1,650,780**	**1,689,092**	**1,650,780**	**1,689,092**
Analysis of creditor:				
Repayable between one and two years	38,540	38,312	38,540	38,312
Repayable between two and five years	117,219	116,395	117,219	116,395
Repayable after five years	1,495,021	1,534,385	1,495,021	1,534,385
Total	**1,650,780**	**1,689,092**	**1,650,780**	**1,689,092**

The Bank loan and Housing Corporation grant were transferred from Cavendish Housing Trust on 1 January 2020. The Bank loan was repayable in instalments over a 60-year period from March 1985 and is secured by a specific charge on a housing property. It bears interest at a fixed rate of 9.25% per annum. The housing corporation grant is amortised and released to the Statement of Financial Activities over the useful life of the land and buildings it was used to purchase.

18 Endowment funds

	Jewish Association for Physically Handicapped £	J N Somers Charitable Will Trust £	The Frances and Dick James Charitable Settlement £	Total £
Grant received in 2001	-	1,000,000	-	1,000,000
Grant received in 2003	-	-	400,000	400,000
Grant received in 2004	-	-	200,000	200,000
Grant received in 2005	77,337	-	-	77,337
Adjustment on revaluation	-	246,682	152,764	399,446
Transfer to general funds	-	(74,802)	(45,165)	(119,967)
Total	**77,337**	**1,171,880**	**707,599**	**1,956,816**
Net Income at 1 January 2022				
Income for year	-	-	-	-
Expenditure	-	-	-	-
Net Income at 31 December 2021	-	-	-	-
Fund balance 31 December 2022	**77,337**	**1,171,880**	**707,599**	**1,956,816**
Fund balance 31 December 2021	**77,337**	**1,171,880**	**707,599**	**1,956,816**

The J N Somers and F & D James funds represent the value of permanent endowment funds donated to the Society for the specific purpose of contributing towards the costs of sheltered housing.

The Jewish Association for the Physically Handicapped fund represents an expendable endowment fund which was donated to provide for the needs of Jewish physically disabled persons.

19 Restricted funds Group and Charity

The restricted funds comprise the following unexpended balances of donations and grants held on trust to be applied for specific purposes.

2022	Balance at 01.01.2022 £	Movement in Funds		Transfer from Unrestricted Funds	Balance at 31.12.2022 £
		Income £	Expenditure £		
Ephraim Court	-	1,095,417	-	(1,095,417)	-
Other	50,376	97,586	(131,096)	-	16,866
Total	**50,376**	**1,193,003**	**(131,096)**	**(1,095,417)**	**16,866**

2021	Balance at 01.01.2021 £	Movement in Funds		Transfer from Unrestricted Funds	Balance at 31.12.2021 £
		Income £	Expenditure £		
Ephraim Court	-	37,500	-	(37,500)	-
Other	86,180	120,120	(130,924)	(25,000)	50,376
Total	**86,180**	**157,620**	**(130,924)**	**(62,500)**	**50,376**

Transfers of funds

The transfer of funds represents the purchase of buildings and refurbishment. The purchases have fulfilled the restrictions and the costs have been transferred to general funds.

Purpose of funds

Ephraim Court: The Ephraim Court fund represents fund received for the development of Ephraim Court. The transfer in the year relates to work carried out on the development in the year which have been capitalised.

Other: Other funds represents other funds where monies have been received for a restricted purpose. These include Independent living and monies received for tenant support.

20 Unrestricted funds

The restricted funds comprise the following unexpended balances of donations and grants held on trust to be applied for specific purposes.

Group	Building Fund £	Fixed Assets Fund £	Planned Maintenance Fund £	General Funds £	Total Funds £
At 1 January 2022	5,200,000	50,616,381	1,527,788	600,000	57,944,169
Net income for year before transfers	-	-	-	879,890	879,890
Gain on investment	-	-	-	(534)	(534)
Transfers	532,531	1,220,030	222,212	(879,356)	1,095,417
At 31 December 2022	**5,732,531**	**51,836,411**	**1,750,000**	**600,000**	**59,918,942**

Charity	Building Fund £	Fixed Assets Fund £	Planned Maintenance Fund £	General Funds £	Total Funds £
At 1 January 2022	5,200,000	50,969,350	1,527,788	599,817	58,296,955
Net income for year before transfers	-	-	-	943,199	943,199
Loss on investment	-	-	-	(534)	(534)
Transfers	532,531	1,298,825	222,212	(958,151)	1,095,417
At 31 December 2022	**5,732,531**	**52,268,175**	**1,750,000**	**584,331**	**60,335,037**

The Council of Members have reviewed the designated funds and have initiated a number of transfers so that the final balances represent a more accurate picture of the funds held in line with their current strategy.

Building Fund: This includes the development costs for Ephraim Court to be spent in the next 24 months.

Planned Maintenance fund: funds set aside for the planned maintenance works in 2023. During the year £1.5m was spent on refurbishment.

Fixed Asset Fund: this represents the net book value of the total fixed assets used by the charity which are not included in Endowment funds. Transfers to and from the fund represent the proportionate amount in net book values.

21 Analysis of net assets between funds

2022	Endowment Funds £	Restricted Funds £	Designated Funds £	General Funds £	Total Funds £
Fixed assets	1,879,479	-	53,305,811	-	55,185,290
Net current assets	77,337	16,866	7,448,972	814,939	8,358,114
Creditors over one year	-	-	(1,435,841)	(214,939)	(1,650,780)
Total net assets at 31 December 2022	**1,956,816**	**16,866**	**59,318,942**	**600,000**	**61,892,624**
2021	**Endowment Funds £**	**Restricted Funds £**	**Designated Funds £**	**General Funds £**	**Total Funds £**
Fixed assets	1,879,479	-	52,121,677	-	54,001,156
Current assets	77,337	50,376	6,694,229	817,355	7,639,297
Current liabilities	-	-	(1,471,737)	(217,355)	(1,689,092)
Total net assets at 31 December 2021	**1,956,816**	**50,376**	**57,344,169**	**600,000**	**59,951,361**

22 Cash generated from operations

Net movement in funds for the year	2022 £	2021 £
Net movement in funds for the year	1,941,263	1,914,136
Adjustments for:		
Depreciation of property, plant and equipment	15,068	23,335
Amortisation of intangible fixed assets	3,870	-
Unrealised (gains)/losses on investments	534	(1,536)
Interest income	(20,785)	(2,091)
Dividend income	(301)	(269)
Interest paid	20,260	20,450
Release of housing grant	(35,896)	(35,896)
Gain in disposal of fixed asset	-	-
(Increase)/decrease in trade and other debtors	72,447	(334,576)
Increase/(decrease) in trade and other creditors	263,879	(13,574)
Cash generated from operations	**2,260,339**	**1,569,979**

Net Debt Reconciliation	1 January £	Cash Flows	31 December £
Cash at bank and in hand	7,230,887	1,055,678	8,286,565
Bank loan	(219,736)	2,416	(217,320)
Total	**7,011,151**	**1,058,094**	**8,069,245**

23 Operating lease commitments

Amounts falling due within one year:	Group 2022 £	Group 2021 £	Charity 2022 £	Charity 2021 £
Amounts due within one year	21,343	17,263	21,343	17,263
Amounts due between two and five years	31,562	41,967	31,562	41,967
Amounts due after five years	-	2,866	-	2,866
Total	**52,905**	**62,096**	**52,905**	**62,096**

24 Legal status of the Society

The Society is a private company limited by guarantee and has no share capital. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity.

25 Related party transactions

Jewish Blind & Physically Handicapped Society has a wholly owned trading subsidiary, JBD Properties Limited. During the year, JBD Properties invoiced Jewish Blind & Physically Handicapped Society (JBDS) £1,223,573 (2021: £nil) (gross) and accrued costs of £nil (2021: £302,525) for the Ephraim Court Development costs. At the year end, £615,360 (2021: £476,327) was owed from JBD Properties Limited.

In 2021, Stewart Partners provided payroll services totalling £2,822 to Jewish Blind & Physically Handicapped Society. At the end of 2021, there were £nil amounts outstanding. Stewart Partners is controlled by close family of or President.

In the year, the charity received a total of £6,908 donations from the Members of Council (2021- £25,741).



@JBDCharity

020 8371 6611 • info@jbd.org • www.jbd.org

Charity No. 259480 Company No: 00959535 (England and Wales)

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY LIMITED

England & Wales - Charity number 259480

Accounts

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

Consolidated financial statements for the year ended 31 December 2021



JEWISH BLIND & DISABLED
The key to independence

Company No: 00959535 (England and Wales)
Charity No: 259480

Patrons
Chief Rabbi Ephraim Mirvis

Presidents
M J Ozin MBE
J Joseph MBE (appointed October 2021)

Chairman
J Joseph MBE (resigned 5 October 2021)
M Gordon (appointed 15 July 2021) assumed role October 2021

Treasurer
A Levy FCA

Members of the Council of Management
M J Ozin MBE (resigned 5 October 2021)
L Joseph
P Silverman
S Russell
J Joseph MBE (resigned 5 October 2021)
S Simmons FCA
A Kintish
A Levy FCA
M Gordon (appointed 15 July 2021)

Secretary
M J Ozin MBE

Chief Executive
L Wimborne

Company No.
00959535 - Registered in England and Wales

Charity No.
259480

Registered Office & Head Office
Frances & Dick James Court
35 Langstone Way London NW7 1GT

Bankers
Lloyds Bank plc 39 Threadneedle Street London EC2R 8AU

National Westminster Bank plc Bloomsbury Parr' (c) Branch PO Box 158
214 High Holborn London WC1V 7BX

Solicitors
Devonshires Solicitors LLP 30 Finsbury Circus London EC2M 7DT

Auditor
Moore Kingston Smith LLP Chartered Accountants 6th Floor
9 Appold Street London EC2A 2AP

Contents

Report of the Council of Management	04
Independent Auditors' Report	17
Consolidated Statement of Financial Activities	21
Consolidated and Charity Balance Sheets	22
Consolidated Statement of Cash Flows	23
Notes to the Accounts	24

The Charities Act 2011 requires all charities to meet the legal requirement that its aims are for the public benefit. The Charity Commission in its Charities and Public Benefit guidance states that there are two key principles to be met in order to show that an organisation's aims are for the public benefit: firstly, there must be an identifiable benefit or benefits and secondly, that the benefit must be to the public or a section of the public. The Members of the Council (Trustees) consider that they have complied with Section 17 of the Charities Act 2011 including the guidance 'Public Benefit: Running a Charity (PB2)'.

"The Trustees carry out a detailed annual review of the charity's activities highlighting the risks the charity is exposed to and the steps taken to mitigate these risks. As part of the process the Trustees have reviewed the risks associated with the financial procedures in order to ensure that they meet the needs of the charity."

The Trustees who are also directors of the charity for the purpose of the Companies Act, are pleased to present their report and accounts for the year ended 31 December 2021 which have been prepared in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (Charities SORP (FRS102)).

The charity is constituted as a company limited by guarantee and is therefore governed by its memorandum and articles of association.

Company No. 00959535 Registered in England and Wales

Charity No. 259480

Registered Office 35 Langstone Way, London NW7 1GT

Working Name Jewish Blind & Disabled (JBD)

TRUSTEES AND ORGANISATIONAL STRUCTURE

The Trustees, (also known as Members of the Council), work alongside the professional team, led by its Chief Executive, to guide, scrutinise and support them with the strategic direction of the organisation. The Trustees meet regularly to oversee the work of the professional team. The Trustees use their varied skills and experience to ensure the organisation achieves its aims and objectives. Jewish Blind & Disabled Trustees give their time freely and no members received any remuneration in the year.

Following a review of our governance with a focus on succession planning, this year after over two decades leading the charity, John Joseph MBE stood down as Chair and was appointed as Joint President, alongside Malcolm Ozin MBE. John and Malcolm along with former Treasurer Stuart Simmons have been instrumental in driving the charity into the sustainable and well-respected organisation it is today.

Following a rigorous external recruitment campaign, long-standing supporter of Jewish Blind & Disabled, Co-Founder and Director of Nimrod Capital, former Treasurer & Chair of Myeloma UK and former Trustee of World Jewish Relief, Marc Gordon was appointed as Chair of Jewish Blind & Disabled.

The Trustee Board, led by the Chair, is committed to strengthening the Board to bring new skills and experience and improve the diversity of the Board. In March 2022, we embarked on an open recruitment progress seeking to recruit up to three new Trustees with specific skills in one of the following areas: fundraising and marketing, housing management or operations. We encouraged women and people living with disabilities to apply as well as candidates from a wide variety of ages, backgrounds and socio-economic groups. Recruitment is currently under way.

Following the governance review in 2017 Trustees now serve for a renewable fixed term of up to three years. Trustees will no longer serve for more than nine years consecutively unless where the Trustees agree the circumstances are such that it would be in the best interest of the charity for the Trustee in question to serve for a longer period of time.

The Trustees are responsible in law for the running of Jewish Blind & Disabled. All the Trustees unless where stated served for the whole year.

Our Trustees:

President M J Ozin MBE resigned as Trustee in October 2021
Chair J Joseph MBE resigned in October 2021 and appointed Joint President October 2021
Chair M Gordon appointed July 2021 and assumed the role October 2021
Treasurer A Levy FCA
S Simmons
L Joseph
A Kintish*
S Russell
P Silverman

*Reappointed in 2021 following ending of 3-year cycle

To support our desire to increase diversity and introduce new skill sets into the Trustee Board, all posts are widely advertised.

There is an induction process for all new Trustees. The Chief Executive inducts each Trustee, explaining the key processes and procedures that are involved in the various aspects of running the charity, as well as showing them first hand the accommodation and support we provide.

Some Trustees have responsibility for oversight of a specific area of the work of the charity including Finance, Health & Safety and Property Management.

Alongside regular Trustee meetings there are a number of key sub-committees as follows:

- The Finance Committee, consisting of Chair, Treasurer, elected trustee, Chief Executive & Finance Manager meeting at least once a quarter to review and approve the quarterly management accounts and analyse and approve the annual budget.
- The Allocations Committee consisting of the President, elected Trustee, Chief Executive, Director of Property, Director of Housing & Community Services and members of the Tenancy Support team meets once a month to review applications. The organisation allocates properties to people who meet the criteria, on a points-based system, to ensure housing is allocated to those in greatest need.
- The Health & Safety Committee consisting of an elected Trustee, Chief Executive, Property Director, Director of Housing and Community Services, HR & Projects Manager & Property Maintenance Manager meets at least twice a year to review health and safety management procedures, policy and practice, to monitor performance in respect of health, safety and wellbeing, to ensure compliance with legislation as a minimum requirement and receive accident and incident statistics and monitor action on the findings.

Chief Executive

The Chief Executive is responsible for the day-to-day operation of the charity, the delivery of the organisation's strategy and management of the staff team.

Advisors

To help us in our work we work alongside a team of professional advisors:

Bankers:

Lloyds Bank Registered Office: 25 Gresham Street, London EC2V 7HN

National Westminster Bank plc Bloomsbury Parr' (c) Branch PO Box 158
214 High Holborn London WC1V 7BX

Solicitors:

Devonshires Solicitors LLP, 30 Finsbury Circus, London, C2M 7DT

Auditors:

Moore Kingston Smith LLP, Chartered Accountants, 6th Floor, 9th Appold Street, London, EC2A 2AP

Data Protection Officer:

Moore ClearComm Limited

MISSION AND VISION

Jewish Blind & Disabled exists for Jewish people with physical disabilities and/or impaired vision aged 18 upwards to have access to housing and support so that they lead the best life they can, enabling independence, dignity and choice. This is provided through our specially adapted mobility apartments located in our unique supportive developments or within their own home in the wider community. We are committed to develop to ensure we can meet the needs and increased demand from across the community.

OUR VALUES

We are guided by our strong Jewish values. Our behaviours demonstrate how we live our values. We will use these behaviours to:

1. Ensure we recruit people who share our values and can demonstrate the behaviours we seek to encourage in our staff team
2. Measure performance and identify support and development needs of our staff
3. Outline our expectations for our staff, volunteers, contractors and others who interact with us.

Central to our guiding values are:

- Truth and Integrity (EMET) - Do what you are supposed to do. Be accountable. Be professional
- Respect (KAVOD) - Treat others with respect and dignity
- Fairness (TZEDEK) - Be fair. Be open-minded and listen
- Kindness (CHESED) - Show you care. Be compassionate and empathetic.

OBJECTIVES AND ACTIVITIES

We know that with the right facilities and support a disability does not have to mean a loss of vital independence and self-worth.

Most of our tenants in our developments and clients of our Independent Living Advisory Service are not born with the disability. Instead, at some point in their lives they face a diagnosis that will have a significant impact on their life from that time forward. Suddenly, simple tasks such as making a cup of tea can become a momentous undertaking; whilst other everyday tasks, which had previously been done without thought, now depend on having to ask someone else to help.

The age of our current tenants and clients ranges from those in their twenties to over 100 years and between them, they encompass a wide spectrum of disabilities. The one thing they all have in common is that, thanks to our unique facilities or support we offer, they can live life as they choose and not as their disability may otherwise dictate.



JASON'S STORY



Before moving into his Jewish Blind & Disabled flat, Jason lived in a bed and breakfast for a year and had previously spent time sofa surfing with friends and family. Jason, who is 58, has osteo-arthritis and is waiting for a knee replacement. A bad fall when living at the bed and breakfast, left him with a broken arm and after this not healing correctly, he is still undergoing treatment for it. He said "I am waiting on a knee replacement, but I try to remain positive and focus on the good. Living in the bed and breakfast was honestly horrendous, the fall made things even more difficult. I felt unsafe and unsupported. I now have a place of my own to call home with support to hand should I need it. Nothing can compare to that."

Having grown up in the area, Aztec House was the ideal location for him to move to and since his move last summer he has reconnected with people he knew from as early as childhood. When speaking to Jason, he instantly shares how happy he is to be living at Aztec House and it is clear what a difference it has made to him. Jason said "I moved into Aztec House in August 2021. Before this I was living with my parents and caring for my dad but unfortunately my dad died. I was placed temporarily in a bed and breakfast until I could be re-housed but then was unexpectedly given notice to leave with no reason."

"I knew about Jewish Blind & Disabled but didn't realise they would be able to support me. Only 5 weeks after my initial desperate call to them I moved into my new home. I feel like I have a sense of security now, I have a proper home, support to hand should I for example have another fall. I'm happy, I am safe, I'm laid back and I take huge pride in my flat."

"I feel at home now and my flat is great, I love it – it is absolutely my pride and joy. Everyone here is so friendly and there is a really lovely atmosphere. I know that whenever I come back to my flat, there are people in the lounge to stop and have a chat with. I have an added sense of security knowing that the house managers are there should I need anything and they are brilliant and that is invaluable."

"All I can say is thank goodness for Jewish Blind & Disabled. They came to my rescue and I can't speak highly enough about the support I have received."

"I didn't have anything to furnish my flat – the only thing I had was a television and my daughter gave me a bed. Keren (one of JBD's Tenancy Support Advisers) helped me to source a lot of furniture from different places including donated items from people who had left furniture once moving out of their flats in other JBD developments. I am so grateful for this support as furnishing a whole home whilst living on benefits would have been a struggle for me."

OUR UNIQUE DEVELOPMENTS

We house 360 people across seven purpose-built developments in over 300 apartments in North East London, North West London and Hertfordshire. Each of our buildings has its own supportive Jewish community with our house managers being central to the building. Along with providing a 24/7 on-call service 365 days a year, house managers keep a caring eye on our tenants, calling them, unless requested not to do so, every morning and evening to check that everything is ok.

As well as our House Management Team, our Tenancy Support Team is on hand to offer advice on suitable aids and adaptations that our tenants may need to suit their specific situation. They provide friendly and reassuring additional support to our tenants as well as providing emotional support, benefits advice and tenancy management. The team advocates on behalf of tenants, liaising with appropriate bodies and local authorities and works closely with local social services departments, health professionals, hospitals, day centres and various specialist agencies as required to meet the individual needs of tenants.

We work in partnership with a wide range of local and communal organisations, social care and health providers to support our tenants to be active and supported members of their local community.

We strive to build our own unique supportive communities within the wider local and Jewish community. Our Community Engagement Team work closely with tenants encouraging and supporting them to play a role in shaping their own community through planning and delivering events, classes and social activities in their development. The team is supported by communal organisations from synagogues to youth groups and schools and wonderful volunteers.

PROTECTING AND SUPPORTING OUR TENANTS AND STAFF THROUGH COVID-19

As with the previous year Covid has had a huge impact on the way we worked during 2021. We continued to do all we could to support and protect our tenants and staff. We have learnt how to adapt and adjust to changes in government restrictions, outbreaks in developments and remote working for staff when necessary. We have ensured that throughout the pandemic tenants were provided with information about latest government guidance and what that meant for them.

We continue to work in partnership with local health protection teams and the London Covid response team and when required have undertaken regular testing and ensured effective track and trace systems were in place.

Our ongoing Covid monitoring alongside rigorous risk assessment has helped us to significantly reduce the spread of the virus in our developments.

LOUISE & HARRY'S STORY



Louise and Harry moved to Jewish Blind & Disabled's Fairacres 23 years ago after deciding that their previous family home no longer met Louise's needs adequately. Louise was diagnosed with a debilitating neurological disease in her mid-thirties. She said: "moving to Fairacres has made an enormous difference to our lives – it's totally different and I wouldn't even know where to begin. Harry used to go out to work very early and came home quite late, our dog had died and our son had left home so for 15 years I more or less lived alone and it got to a point where I couldn't take it anymore."

Having previously lived in Essex, they made the move to Fairacres in East Finchley as there was a flat available there. "It was always my intention that the move to Fairacres would be the move to our forever home. We have a good-sized one-bedroom flat and I'm in quite a large wheelchair but even for someone in a wheelchair or abled bodied, there is quite a lot of room."

She said that over the last 23 years "it has been a privilege watching and experiencing Jewish Blind & Disabled develop into what it has become and although each new building has grown progressively more current, the spirit and values within the bricks and mortar have remained the same."

To this day, Louise and Harry are still "absolutely delighted to be at Fairacres and it was absolutely the right move for us at the right time. Over the years, we have made lots of friends here, we've seen a lot of people come and go and have a lot of very happy memories of wonderful people who we wouldn't have met if they hadn't been living here."

Louise said: "it is often the toughest of roads that, with a little bit of help from our friends, lead to the best places – and our particular road led to Fairacres and the opening of a world with new and endless possibilities."

OUR INDEPENDENT LIVING ADVISORY SERVICE

Jewish Blind & Disabled established the Independent Living Advisory Service in 2018 to take our expertise into the community - providing people living with physical disability or visual impairment with advice, support and adaptations that enable them to remain in their own home. In its first 18 months, the service offered support with small aids and adaptations. The service was temporarily closed during Covid.

In the summer of 2021, we reopened the service as an Occupational Therapist-led service.

The relaunched service provides advice and support with all aids and adaptations that enable independence from handrails and bath boards to larger items such as wheelchairs and hoists.

This service is available to anyone from the community who is living with a physical disability or vision impairment who needs support and advice. For low-income households we are also able to source and provide aids and adaptations to support independence.



BUILDING TO MEET CURRENT & FUTURE NEED

In April 2021, we submitted a planning application to the London Borough of Barnet for the redevelopment of a site purchased in 2020 in the heart of the growing Mill Hill East Jewish Community. Planning was granted in April 2022, and we hope to commence works in summer 2022.

Our new scheme, to be called Ephraim Court, will provide 30 one- and two-bedroom mobility apartments alongside communal facilities. The development has been designed to meet the needs of people with physical disabilities and/or vision impairments. The development will have a communal lounge, laundry facilities, a small garden and roof terrace. There is ample tenants' parking enabling those who drive to be able to retain this aspect of their independence.

This is our eighth development and will build on our past experiences placing accessibility, health and well-being and sustainability at the heart of its design.

We hope to welcome our first tenants into this development in 2024.

INVESTING IN OUR DEVELOPMENTS

We take extreme pride in maintaining each of our buildings to the highest standard, ensuring they provide modern accessible accommodation for our tenants and exceed required health and safety and fire regulation standards.

We have an ambitious and detailed 5-10 year fully costed planned maintenance programme. We strive for quality and value for money in delivering this programme and therefore will be undertaking some works in-house through our small maintenance team and outsourcing larger more specialist works.



INFORMING AND EDUCATING THE NEXT GENERATION

Jewish Blind & Disabled's schools programme has been developed to raise understanding and awareness of disability from a young age. The programme is led by our trained tenant ambassadors, people with lived experience who talk openly to young people about their own experience of disability and how since moving into a Jewish Blind & Disabled apartment, they have been able to live an independent life. We took time during Covid to develop our offering to schools, both recruiting and training our schools ambassadors and developing an accompanying activity pack suitable for key stage two. Throughout 2022 we have an active programme of school activities and expect to reach thousands of pupils over the coming year.

FUNDRAISING

As with many charities, raising voluntary funds from trusts, foundations and individuals is a vital source of income for us. Our fundraising efforts enable us to provide quality housing and support and are invested in:

- Our 24/7 onsite house managers who are a constant lifeline for our tenants. Over 78% of our tenants are reliant on benefits. These benefits will only cover 50% of the cost of the house manager support service.
- Our weekly shopping minibus service taking tenants to local Kosher shops and supermarkets enabling them to retain their independence.
- Our existing buildings to ensure they continue to provide high quality housing and meet the needs of our current and future tenants
- Our Tenancy Support Team provides advice and advocate on behalf of tenants to support them with benefits, aids and adaptations and accessing health and social care services
- Providing occupational therapy support to our tenants to ensure as their situation changes, they have the right aids and adaptations as well as advice and support to enable them to remain independent
- Our Community Engagement Team and volunteers who support our tenants to build their own supportive Jewish communities in each of our developments
- The Independent Living Advisory Service providing people living with physical disability or visual impairment with advice, support and adaptations that enable them to remain in their own home in the wider community.

We have been able to proceed with the purchase of our eighth development thanks to the generosity of individuals from across the community and trusts and foundations. We began our capital fundraising campaign for our new development securing £130,500 of new pledges in 2021. We also began discussions with a potential lead donor for the naming of this building. The agreement with the donor was formalised in April 2022. We have a further £3.5 million left to raise to ensure this site is fully funded. This is our largest fundraising project to date. If we can fully fundraise for this development, it will enable us to find a site in the Hertfordshire area where we know there is current and growing need. Major donors, trusts and foundations are a valuable source of income to us. This year income from major donors, trusts and foundations (£1,000 or over) was £778,627. This represented 52% of our fundraised income, (excluding legacies).

We continue to appeal to the community for support twice a year, these direct mailing appeals continue to generate in excess of £220,000 a year to support our work and are a critical lifeline for us.

Legacy income continues to be a vital source of income to support the organisation. At least £1 in every £3 raised comes from legacy income. Legacy income is unreliable and difficult to predict. This year we have seen a reduction in legacy income of 21% on previous year and 7% on the year before. We are currently developing a new legacy fundraising campaign and are committed to doing all we can to ensure we promote the importance of gifts in wills to Jewish Blind & Disabled.

Jewish Blind & Disabled operates with a small internal fundraising team and does not engage external professional fundraisers or commercial participators to carry out fundraising activity.

Whilst we were able to host a handful of in-person events for the first time in 18 months, we have experienced a second challenging year for our community fundraising events. Notable successful events included an in-person major donor informal dinner with Rob Rinder as a guest speaker which raised over £100,000 and brought in a wider audience and our annual friends of JBD golf day which raised just over £21,000.

As part of its preparation for the General Data Protection Regulation, we regularly review and update our Privacy Policy. This policy, published on our website, clearly states what personal data Jewish Blind and Disabled holds in relation to supporters and how this data will be used. It sets out how individuals can raise concerns or complaints. Jewish Blind & Disabled is a member of the Fundraising Regulator and complies with all aspects of the Fundraising Code of Practice. We have received no complaints about its fundraising activities either during the financial year or subsequently.

At the balance sheet date, total funds were £59,951,361, of which £1,956,816 were endowment funds and £50,376 were restricted funds. There were £50,616,381 of designated funds for fixed assets, £5,200,000 of designated building funds and £1,527,788 planned maintenance designated fund leaving free reserves of £600,000 at the balance sheet date.

FINANCIAL REVIEW

The Statement of Financial Activities on page 21 shows total reserves amount to £59,951,361 at the balance sheet date. The organisation's income is used wholly in either the provision of support or facilities to tenants within the Society's projects and other disabled people or on the Society's acquisition of housing property.

Designated reserves include a building fund which at the balance sheet date amounted to £5,200,000. This represents funds set aside for reconstruction of our proposed new development.

Funding sources are primarily from fundraising (income in 2021 £977,939) and rents (2021 rental income £3,523,772). These are applied by provision of services to the Society's beneficiaries and any free surplus is designated to the building fund.

INVESTMENT POLICY

The articles of association authorise the Council to make and hold investments. It is the charity's policy to place surplus funds in fixed short-term deposits awaiting acquisitions of further sheltered housing accommodation.

RESERVES POLICY

The Council's policy is to build up free reserves so that unrestricted funds held by the charity not committed, designated or invested in tangible fixed assets ('the free reserves') should be sufficient to cover three months' total expenditure, which now equates to approximately £600,000. At this level, the Council considers that it would be able to continue the current activities of the charity in the unlikely event of a significant fall in rent alongside a fall in voluntary income.

Designated funds have been set aside for our planned maintenance programme and for building works starting on our new development in 2022, the latter of which amount to approx. 50% of the total cost of the development. We are actively fundraising to meet the shortfall; in the meantime, we have a bank loan in place to enable us to commence the works with the knowledge that should the fundraising fall short we can complete the project. This will however impact on our ability to seek a further development opportunity to meet the growing needs of the community in Hertfordshire.

PAY POLICY FOR STAFF

The Finance Committee in conjunction with the Chief Executive review and set the remuneration of the charity's key management personnel. Their recommendations are shared with the Board for approval.

Staff pay is reviewed annually. Roles are benchmarked against others in the sector to enable us to recruit and retain a skilled workforce.

RISK MANAGEMENT

The Council has a risk management strategy which comprises:

- an annual review of the principal risks and uncertainties that the charity faces
- the establishment of policies, systems and procedures to mitigate those risks identified in the annual review
- the implementation of procedures designed to minimise or manage any potential impact on the charity should those risks materialise

Financial risk is managed by monitoring and reviewing budgets and cash flow on a timely basis and is considered to be low risk.

The risk attention has also been focused on non-financial risk arising from fire, health and safety of tenants and staff, employment and IT. These risks are managed by having robust policies and procedures in place and regular awareness training for staff working in these operational areas such as our crisis management plan which staff have been trained on how to implement it.

We have specifically considered the risks for JBD Properties Limited, a wholly owned trading subsidiary. The key risks are associated with the building development, which have been mitigated by putting in place appropriate insurance cover.

SAFEGUARDING

We strive to create an environment that empowers both staff and clients to speak out for themselves with the knowledge that they will be listened to and supported. Any major concern will be reported to the Jewish Blind & Disabled Board of Trustees and any ongoing issues will be recorded and updated on the risk register that is regularly reviewed by the Board.

We focus on prevention rather than just response. Our staff and volunteers work within a framework of policies and are supported by training to enable them to safely raise concerns.

Our comprehensive safeguarding policy is reviewed and updated and signed off by Trustees at least once a year. The policy focuses on individual well-being and 'making safeguarding personal'. This approach means we support and enable people to make choices and have control about how they want to live their own lives whilst providing a framework and the mechanisms to help safeguard individuals from abuse and/or exploitation.

EQUALITY, DIVERSITY AND INCLUSION

At the core of our work are our values and our behaviours which demonstrate how we live our values of fairness, integrity, respect and kindness. They help guide our commitment to equality, diversity and inclusion.

Our commitment to fairness ensures we strive for equality of opportunity and equal access to all. From the way we recruit and performance manage our staff, through to our allocations process for prospective tenants, we are constantly looking to ensure we are fair with equality at the heart of decision making.

We are an organisation that provides housing and support services to a diverse Jewish community. Diverse in age, gender, religious affiliation, mindsets and ability/disability. We strive to ensure everyone is heard and their needs are met, whilst celebrating and recognising their differences. We expect tolerance and understanding through respect.

Our senior leadership team can be described as diverse with 22% of the team being of black and asian backgrounds, 67% percent of Jewish background and 11% Irish. 67% of the SLT are women with 33% male. As an organisation with a history of high staff retention levels we have no self-declared statistics recorded in relation to disability or sexuality. We are working towards devising methods of capturing and monitoring this information going forward. However, when we look at our Board diversity, we know we have some work to do. We are currently recruiting Trustees and have encouraged, through advertising, women and people with lived experience of disability as well as younger people and those from a range of socio-economic backgrounds. We know we have some way to go but are committed, over the next three years, to address this and rebalance our current Board membership.

Inclusion is at the core of our service promise. We provide person-centred solutions for our tenants and clients. This includes ensuring we provide inclusive physical environments as well as places where everyone feels valued and welcome. We are committed to collaborating with our tenants and clients to ensure their voices are heard and that they play a vital role in shaping the development of our services.

We undertake bi-annual anonymous staff surveys to gain an insight into how staff are feeling and where we can make improvements. Over the coming year we are committed to developing staff training and ensuring EDI and our values form a vital part of this.

SUSTAINABILITY

Sustainability is built into the heart of our new developments. Our latest development will include an ambitious low carbon strategy, made possible using fabric energy efficiency measures and the inclusion of air source heat pumps and photovoltaic panels, low energy lighting, low water consumption fittings and a focus on health and well-being through design by maximising daylight, utilising healthy materials, and contributing to the alleviation of fuel poverty. The development will enhance the ecological value of the site through measures such as areas of green and brown roof and native planting.

However, we are acutely aware that our older buildings have their own challenges when it comes to sustainability. Over the past year we have developed a detailed Planned Maintenance Programme for our existing buildings, we are now looking at how we integrate sustainability into this work. Small changes we have recently made include installation of electric car charging and insulation upgrades in our older buildings. Over the coming year, we will develop a strategy and action plan to ensure sustainability is not just central to our newer developments but addressed across all our resources.

OUR COMMITMENT TO SUPPORT UKRAINIAN REFUGEES

When war broke out in Ukraine the Trustees and staff at Jewish Blind & Disabled committed to do all we could to support Ukrainian refugees fleeing the conflict. We are focusing our efforts on providing housing and support to people with disabilities or sight loss who may not be able to live with family members or find suitable accommodation through the government's homes for refugees scheme. To date we have housed two families providing them with furnished apartments and a commitment to covering their rent and bills whilst their benefits are processed. We are proud of the welcome these individuals have received from tenants, staff and the JBD family all of whom have played a role in supporting them to settle into their temporary home in the UK.

OUR AMBITIONS FOR THE FUTURE

We are committed to develop to ensure we can meet the needs and increased demand for housing and support from Jewish people living with physical disabilities or vision impairment

Ephraim Court, our exciting new development in Mill Hill East will go a great way to meeting demand in North West London, however, we don't believe we should stop there. We know that there is demand from the community for a development in the Hertfordshire area. Once we have completed our fundraising campaign for Ephraim Court, we will actively look for a site and plan for a development to meet the needs in Hertfordshire. We anticipate the cost of a new development in Hertfordshire would be around £15 - £20 million.

Alongside investment in our new buildings, we will continue to invest in our older buildings to ensure they continue to provide high quality housing and support and meet both the needs and aspirations of our current and future tenants.

Bricks and mortar alone don't build supportive communities and enable fulfilled lives. We will develop our community engagement through supporting our tenants to play an active role in shaping their own unique communities. We will empower our tenants to work in partnership with us to educate future generations through our schools and university programmes and we will continue to offer other communal organisations advice and support so they too can provide accessible environments and programming for people with physical disabilities or vision impairment.

Whilst our unique developments with 24/7 support are life-changing for some, we know that there are other people who would rather remain independent in their own home. We will undertake work to ascertain how, beyond our Independent Living Advisory Service, we can support people with physical disabilities and/or vision impairments living in their own home in the community.

We are making huge differences to the lives of the people we support. We want to ensure that we reach everyone who needs our services.

On behalf of the Trustees, I would like to thank our staff team and our dedicated volunteers and generous donors without whom none of this would be possible. Everyone has worked tirelessly throughout this continually challenging year. I would also like to offer huge thanks to Karen Zeff who after almost 10 years at Jewish Blind & Disabled stepped down from her role as our Housing Director, her contribution to the organisation along with her commitment has been outstanding.

We have fantastic, dedicated staff and lay leadership alongside committed volunteers and donors. I have every confidence that working in partnership we will do all we can to can work towards meeting the housing and support needs of Jewish people with physical disabilities or visual impairment and transform even more lives.

By Order of the Council

M Gordon

Member of the Council: 

Date of approval: 22 July 2022

Moore Kingston Smith LLP were appointed auditors to the company and in accordance with section 485 of the Companies Act 2006, a resolution proposing that they be re-appointed will be put at a General Meeting.

STATEMENT OF MEMBERS OF THE COUNCIL'S RESPONSIBILITIES

The Members of the Council (who are also directors of Jewish Blind & Physically Handicapped Society for the purposes of company law) are responsible for preparing the Report of the Council and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Members of the Council to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable group and company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the Members of the Council 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;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The Members of the Council are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable group and company and 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 group and company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Members of the Council are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

In so far as the Members of the Council are aware:

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

Auditor

The auditor, Moore Kingston Smith LLP, is deemed to be reappointed under sectionn 487(2) of the Companies Act 2006.

By Order of the Council

M Gordon

Member of the Council: 

Date of approval: 22 July 2022

OPINION

We have audited the financial statements of Jewish Blind & Physically Handicapped Society for the year ended 31 December 2021 which comprise the Group Statement of Financial Activities, the Group and Parent Charitable Company Balance Sheets, the Group Cash Flow Statement 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 in law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

IN OUR OPINION THE FINANCIAL STATEMENTS:

- give a true and fair view of the state of the group's and the parent charitable company's affairs as at 31 December 2021 and of the group's 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; 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 Auditor's Responsibilities for the audit of 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 other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. 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.

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 there is a material misstatement in the financial statements or a material misstatement of the other information. 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 trustees' annual report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' annual report has been prepared in accordance with applicable legal requirements.

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

In the light of the knowledge and understanding of the group and parent charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' annual report.

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:

- the parent charitable company has not kept adequate and sufficient accounting records, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent charitable company's 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 trustees' responsibilities statement set out on page 6, 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 group and parent 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 group or parent charitable company or to cease operations, or have no realistic alternative but to do so.

AUDITOR'S 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 an auditor's report 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the group and parent charitable company's internal control.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the group and parent charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the group or parent charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit report.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charitable company and considered that the most significant are the Companies Act 2006, the Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council.
- We obtained an understanding of how the charitable company complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, 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 or intentional misrepresentations, or through collusion.

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 which we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the charitable company and charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Shivani Kothari (Senior Statutory Auditor)
for and on behalf of Moore Kingston Smith LLP, Statutory Auditor

Moore Kingston Smith LLP

6th Floor Appold Street London EC2A 2AP

Date: 5 August 2022

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2021

	Notes	Endowment Funds 2021 £	Restricted Funds 2021 £	Unrestricted Funds 2021 £	Total Funds 2021 £	Total Funds 2020 £
Income and endowments from:						
Donations	3.1	-	157,620	656,297	813,917	706,484
Legacies		-	-	528,656	528,656	670,752
Income from charitable activities:						
Rent receivable				3,523,772	3,523,772	3,422,533
Fees receivable from management of sheltered housing projects	3.2	-	-	63,500	63,500	63,500
Year book and diary		-	-	29,525	29,525	36,275
Other fundraising events		-	-	134,497	134,497	44,432
Investment income:						
Dividends receivable	-	-	-	269	269	243
Interest receivable		-	-	2,091	2,091	18,563
Other income:						
Release of Housing Grant	3.3	-	-	35,896	35,896	35,896
Total income	-	-	157,620	4,974,503	5,132,123	4,998,678
Expenditure on:						
Raising funds:						
Fundraising costs of voluntary income and other activities	4	-	-	321,424	321,424	299,366
Charitable activities:						
Property management costs	5	-	74,842	1,791,452	1,866,294	1,738,690
Tenants support costs	5	-	56,082	975,723	1,031,805	1,006,945
Total expenditure	-	-	130,924	3,088,599	3,219,523	3,045,001
Net income before net gains/(losses) on investments	13/16	-	26,696	1,885,904	1,912,600	1,953,677
Gains/(losses) on investments		-	-	1,536	1,536	(38,292)
Net income before transfers	19	-	26,696	1,887,440	1,914,136	1,915,385
Transfers		-	(62,500)	62,500	-	-
Net movement in funds for the year		-				
Assets transferred from Cavendish	26		(35,804)	1,949,940	1,914,136	1,915,385
Housing Trust Ltd		-	-	-	-	9,274,743
Total funds at 1 January 2021	18-20	1,956,816	86,180	55,994,229	58,037,225	46,847,097
Total Funds at 31 December 2021		1,956,816	50,376	57,944,169	59,951,361	58,037,225

The results for both years reflect the continuing operations of the Society.

BALANCE SHEET AT 31 DECEMBER 2021

	Notes	Group 2021 £	Group 2020 £	Charity 2021 £	Charity 2020 £
Fixed assets					
Tangible assets	12	54,001,156	53,739,802	54,354,125	54,048,957
Investments	13	-	-	1,000	1,000
	-	**54,001,156**	**53,739,802**	**54,355,125**	**54,049,957**
Current assets					
Debtors	15	983,250	648,674	1,433,919	853,250
Investments	16	7,307	5,771	7,307	5,771
Cash at bank and in hand		7,230,887	5,965,702	7,084,274	5,781,853
	-	**8,221,444**	**6,620,147**	**8,525,500**	**6,640,874**
Creditors Amounts falling due within one year	17	(582,147)	(595,529)	(887,386)	(594,737)
Net current assets	-	7,639,297	6,024,618	7,638,114	6,046,137
Creditors: Amounts falling due after more than one year	18	(1,689,092)	(1,727,195)	(1,689,092)	(1,727,195)
Total assets less current liabilities	-	**59,951,361**	**58,037,225**	**60,304,147**	**58,368,899**
Funds					
Endowments	18	1,956,816	1,956,816	1,956,816	1,956,816
Restricted	19	50,376	86,180	50,376	86,180
Unrestricted:	-				
Designated - building fund	20	5,200,000	4,541,539	5,200,000	4,541,539
Designated - fixed asset fund	20	50,616,381	50,352,690	50,969,350	50,661,845
Designated - planned maintenance fund	20	1,527,788	500,000	1,527,788	500,000
General	20	600,000	600,000	599,817	622,519
		57,944,169	**55,994,229**	**58,296,955**	**56,325,903**
		59,951,361	**58,037,225**	**60,304,147**	**58,368,899**

A separate income and expenditure account for the charity is not presented as the charity has taken advantage of the exemptions permitted by section 408 of the Companies Act 2006. The net result of the charity for the year was a surplus of £1,935,248 (2020: £1,938,088).

Approved by the Council and Authorised for Issue

M Gordon Chairman

Date: 22 July 2022

Company Registration No. 00959535

CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 DECEMBER 2021

	Notes	2021 £	2020 £
Cash flows from operating activities			
Cash generated from operations	22	1,569,979	1,981,121
Income taxes paid		(20,450)	(30,324)
Interest paid		-	(113)
		1,549,529	**1,950,684**
Cash flows from investing activities			
Purchase of property, plant and equipment		(284,689)	(11,167,322)
Sale of investment property		-	847,487
Interest received		2,091	18,563
Dividend income		269	243
Transfer of Cavendish Housing Trust Ltd		-	3,263,711
		(282,329)	**(7,037,318)**
Cash flows from financing activities			
Repayment of loans		(2,015)	(1,841)
Net cash used in investing activities		(2,015)	(1,841)
Net (decrease) / increase in cash and cash equivalents in the financial year		1,265,185	(5,088,475)
Cash and cash equivalents at the beginning of the financial year		5,965,702	11,054,177
Cash and cash equivalents at the end of the financial year		**7,230,887**	**5,965,702**

1 Accounting policies

The charity is a private company limited by guarantee incorporated in England and Wales. The registered office is Frances & Dick James Court, 35 Langstone Way, London, NW7 1GT. The financial statements are prepared in sterling which is the functional currency of the entity. Monetary amounts are rounded to the nearest pound.

The principal accounting policies adopted and judgements in the preparation of the financial statements are as follows:

1.1 Basis of preparation of accounts and assessment of going concern

The financial statements of the charity and subsidiary have been prepared in accordance with 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 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2016.

The charitable group and company meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

The Members of the Council decide whether the use of going concern is appropriate and have considered possible events or conditions that might cast doubt on the ability of the charitable group to continue as a going concern. The Members of the Council make this assessment in respect of a period of one year from the date of approval of the financial statements. In particular, the Members of Council have considered the charitable company's forecast and projections and have considered the potential impacts of the Coronavirus outbreak on the viability of the charitable group. Annual budgets have been revised taking this into account. The charity holds significant reserves and has liquid assets in the form of cash held in short term deposits. For this reason, the trustees continue to adopt the going concern basis in preparing the financial statements.

1.2 Consolidated accounts

The group financial statements consolidate the financial statements of the charity and its wholly owned subsidiary, JBD Properties Limited, for the year ended 31 December 2021.

Control is achieved where the group has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. The review of subsidiaries acquired or disposed during the year are included in the statements of financial activities from the effective date of acquisition and up to the effective date of disposal, as appropriate using accounting policies consistent with those of the parent. All intra-group transactions, balances, income and expenses are eliminated in full on consolidation.

1.3 Income

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably. Where income is received in advance of meeting any performance-related conditions there is not unconditional entitlement to the income and its recognition is deferred and included in creditors as deferred income until the performance-related conditions are met.

Donations are recognised when the charity has entitlement to the funds and it is probable that the income will be received and the amount can be measured reliably.

Legacies are recognised as the earlier of the date on which either the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executors to the charity that a distribution will be made or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the Bank.

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

The income from fundraising ventures is shown gross, with the associated costs included in fundraising costs. Other income is accounted for on a receivable basis.

1.4 Fund accounting

The following funds are held by the charity:

- unrestricted general funds - these are funds which can be used in accordance with the charitable objects at the discretion of the council.
- designated funds - these are funds set aside by the council out of unrestricted general funds for specific future purposes or projects.
- restricted funds - these are funds that 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.
- permanent endowment funds - represent those assets which must be held permanently by the charity.
- expendable endowment funds - represent capital funds which may only be converted into expendable income at the discretion of the Members of Council.

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

1.5 Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds comprise the costs associated with attracting voluntary income and the costs associated with fundraising purposes.
- Expenditure on charitable activities comprises those costs incurred by the charity in the delivery of its activities and services. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support it.

Value added tax is not recoverable and as such is included in the relevant costs in the Statement of Financial Activities.

1.6 Costs allocation

Costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource. Costs other than support costs relating to a particular activity are allocated directly. Support costs are allocated according to the number of staff employed within each activity category. Allocated support costs are re-apportioned amongst cost centres existing within an activity on a percentage basis appropriate to that cost centre.

Governance costs comprise all costs involving public accountability of the charity and its compliance with regulation and good practice. These costs include costs related to statutory audit and legal fees together with an apportionment of overhead and support costs. Governance costs are allocated according to the number of staff employed within Fundraising, Property Management and Tenancy Support.

1.7 Operating leases

Rentals payable under operating leases are charged to the Statement of Financial Activities as incurred.

1.8 Tangible fixed assets

Tangible fixed assets are stated at cost (or deemed cost) less accumulated depreciation.

The charity previously adopted a policy of revaluing freehold land and buildings and they were stated at their revalued amount less any subsequent depreciation. The charity has adopted the transition exemption under FRS 102 paragraph 35.10(d) and has elected to use the previous revaluation as deemed cost.

Depreciation is provided on a straight line basis at the following annual rates in order to write off each asset over its estimated useful life:

Assets under construction	**nil**
Freehold and long leasehold land & building	**nil**
Assets in the course of construction	**nil**
Fixtures and fittings	**20%**
Office equipment	**20%**
Motor vehicles	**25%**

Freehold and long leasehold buildings are not depreciated given the continual maintenance of the buildings to ensure that they remain in sound state of report. The council reviews the valuation of the buildings annually for impairment in its value and they consider that the residual value at the end of their useful economic life will not be less than their present carrying value, no depreciation is charged.

1.9 Investments

Fixed asset investments are stated at cost less permanent diminution in value.

Current asset investments are stated at market value. Realised and unrealised gains and losses on investments are dealt with in the Statement of Financial Activities.

Investment property, which is property held to earn rentals and/or for capital appreciation, is measured using the fair value model and stated at its fair value at the reporting end date. The surplus or deficit on revaluation is recognised in the Statement of Financial Activities.

1.10 Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.11 Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity from the date of opening the deposit.

1.12 Creditors

Creditors are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably.

1.13 Financial instruments

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments which include trade and other receivables, trade and other payables and cash and bank balances.

Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

1.14 Pensions

Employees of the charity are entitled to join a defined contribution 'money purchase' scheme unless they have exercised their right to opt out of the scheme membership. The money purchase plan is managed by Legal & General and the plan invests contributions made by the employee and employer in an investment fund to build up over the term of the plan. The pension fund is then converted into a pension upon the employee's normal retirement age which is defined as when they are eligible for a state pension. The charity has no liability beyond making its contributions and paying across the deductions for the employee's contributions.

1.15 Housing association grant

The housing association grant, obtained from the transfer of assets and liabilities from Cavendish Housing Trust, is held as a liability and amortised and released to the Statement of Financial Activities over the useful life of the land and buildings that it was used to purchase.

2 Judgements and key sources of estimation uncertainty

In the application of the group's accounting policies, the directors 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 estimate and associated assumptions are based on a historical experience and other factors that are considered to be relevant. Actual results may differ from the 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.

Fixed asset impairment

The freehold land & building is included at cost. No depreciation is charged and the assets are reviewed annually for impairment. This is considered to be a critical accounting estimate in view of the amounts involved and the judgements applied in the review.

3 Income

Group and charity

3.1 Income from donations

£813,917 (2020: £706,484) of which £656,297 was unrestricted (2020: £625,908) and £157,620 was restricted (2020: £80,576).

3.2 Income from other fundraising events

£134,497 (2020: £44,432) of which £134,497was unrestricted (2020: £42,196) and £nil was restricted (2020: £2,236).

All legacy, rental, management fee, investment, diary and yearbook income was unrestricted in 2021 and 2020.

3.3 Other operating income

Other operating income includes £35,896 (2020: £35,896) of amortised grants taken to income.

4 Total expenditure: Group

	Notes	Fundraising Costs £	Charitable Activities £	Governance Costs £	Support Costs £	2021 Total Costs £	2020 Total Costs £
Salaries	10	142,217	1,177,910	-	352,848	1,672,975	1,587,056
Direct costs	6-9	135,064	1,163,878	31,564	154,135	1,484,641	1,380,550
Depreciation	-	-	23,335	-	-	23,335	27,904
Legal fees	-	-	35,250	-	-	35,250	49,317
Subsidiary costs	14	-	3,320	-	-	3,320	174
Total		**277,281**	**2,403,693**	**31,564**	**506,983**	**3,219,521**	**3,045,001**
Allocation of support expenditure (by number of staff employed)		41,556	465,427	-	(506,983)	-	-
Allocation of governance expenditure (by number of staff employed)		2,587	28,977	(31,564)	-	-	-
2021 Group		**321,424**	**2,898,097**	**-**	**-**	**3,219,521**	**3,045,001**
2020 Group		**299,366**	**2,745,635**	**-**	**-**	**3,045,001**	

Total expenditure: Charity

	Notes	Fundraising Costs £	Charitable Activities £	Governance Costs £	Support Costs £	2021 Total Costs £	2020 Total Costs £
Salaries	10	142,217	1,177,910	-	352,848	1,672,975	1,587,056
Direct costs	6-9	135,064	1,163,878	17,890	87,211	1,404,043	1,362,778
Depreciation		-	23,335	-	-	23,335	27,904
Legal fees		-	26,638	-	-	26,638	31,767
Total		**277,281**	**2,391,761**	**17,890**	**440,059**	**3,126,991**	**3,009,505**
Allocation of support expenditure (by number of staff employed)		41,556	465,427	-	(506,983)	-	-
Allocation of governance expenditure (by number of staff employed)		1,466	16,424	(17,890)	-	-	-
2021 Charity		**320,303**	**2,873,612**	**-**	**(66,924)**	**3,126,991**	**3,009,505**
2020 Charity		**298,951**	**2,723,346**	**-**	**(12,792)**	**3,009,505**	
Apportionment of allocated costs **Support & governance costs**			**50%**	**50%**			
Expenditure on fundraising costs was £321,424 (2020: £299,366) of which £321,424 was unrestricted (2020: £298,509) and £nil was restricted (2020 : £442).							

5 Expenditure on charitable activities Group

	Notes	Property Management £	Tenant Support Costs £	2021 Total Costs £	2020 Total Costs £
Salaries	10	511,577	666,333	1,177,910	1,137,886
Direct costs	7	1,068,944	94,934	1,163,878	1,053,372
Depreciation	-	-	23,335	23,335	27,904
Legal fees	-	35,250	-	35,250	49,317
Support costs	-	232,714	232,714	465,428	456,098
Governance costs	-	14,489	14,489	28,978	20,884
Subsidiary costs	14	3,320	-	3,320	174
2021 Group	-	**1,866,294**	**1,031,805**	**2,898,099**	**2,745,635**
2020 Group	-	**1,738,690**	**1,006,945**	**2,745,635**	**-**

Expenditure on charitable activities Charity

	Notes	Property Management £	Tenant Support Costs £	2021 Total Costs £	2020 Total Costs £
Salaries	10	511,577	666,333	1,177,910	1,137,886
Direct costs	7	1,068,944	94,934	1,163,878	1,053,372
Depreciation	-	-	23,335	23,335	27,904
Legal fees	-	35,250	-	35,250	31,767
Support costs	-	232,714	232,714	465,427	456,097
Governance costs	-	8,212	8,212	16,423	16,318
2021 Charity	-	**1,856,697**	**1,025,528**	**2,882,223**	**2,723,344**
2020 Charity	-	**1,718,684**	**1,004,663**	**2,723,347**	**-**

6 Fundraising costs Group and Charity

	2021 £	2020 £
Year book and diary expenditure	13,764	16,162
Fundraising IT administration costs	16,909	-
Events	31,601	24,656
Advertising and appeal costs	49,441	48,335
Campaign and public relations fees	16,917	46,691
Legacy costs	6,432	7,039
Direct costs	**135,064**	**142,883**

7 Property management costs Group and Charity

	2021 £	2020 £
Rates	65,130	60,764
Insurance	54,407	37,869
Light & heat	125,390	124,707
Repairs, maintenance and refurbishment	710,971	650,623
Cleaning	18,692	20,263
Gardening	57,920	48,213
Telephone & sundries	36,434	40,219
Direct costs	**1,068,944**	**982,658**
Tenant support costs Entertaining & events and tenant support	35,574	26,282
Prospective tenant costs	22,192	10,340
Motor & travel expenses	14,320	12,869
Ambulance & minibus	22,848	21,223
Direct costs (excluding staff costs)	**94,934**	**70,714**
Total direct charitable activities costs	**1,163,878**	**1,053,372**

8 Governance costs Group and Charity

	2021 £	2020 £
Auditor's remuneration -audit services -other services	17,890 -	20,520 2,263
Governance costs	13,674	-
Direct costs	**31,564**	**22,783**

9 Support costs Group and Charity

	2021 £	2020 £
Staff recruitment and training	29,116	20,684
Telephone	25,370	22,837
Bookkeeping and accountancy fees	3,038	10,193
Printing, postage and stationery	7,013	6,064
General insurance	18,049	31,465
Office repairs	16,080	1,978
Computer costs	31,955	27,299
Bank and credit card charges	4,680	4,612
Bad debts written off	(10,637)	8
Bank interest	20,450	30,324
General	9,021	6,048
Support costs - direct costs	**154,135**	**161,512**

10 Salaries Group and Charity

	Fundraising Expenditure	Charitable Expenditure		Support Costs	2021 Total Costs	2020 Total Costs
		Tenant support	Property management			
House managers and cleaners	-	345,382	-	-	345,382	348,042
Property and housing management	-	-	511,577	-	511,577	467,454
Tenants support	-	311,801	-	-	311,801	283,798
Campaign team - 2/3	142,217	-	-	-	142,217	113,121
Campaign team - 1/3	-	-	-	71,108	71,108	56,560
Administration	-	-	-	281,740	281,740	279,489
Independent Living	-	9,150	-	-	9,150	38,592
Total salary expenditure	**142,217**	**666,333**	**511,577**	**352,848**	**1,672,975**	**1,587,056**

11 Staff costs Group and Charity

	2021 £	2020 £
Salaries	1,468,431	1,408,118
Social security costs	134,178	128,454
Pension costs	55,840	50,484
Redundancy costs	14,526	-
Total	**1,672,975**	**1,587,056**

The number of employees who received salaries and employee benefits (excluding employer pension costs) of more than £60,000 is as follows:

	2021	2020
In the band £60,001- £70,000	1	-
In the band £70,001- £80,001	-	1
In the band £80,001- £90,000	1	1
In the band £110,001-£120,000	1	1

The pension costs relating to these employers were £13,500 (2020: £12,495)

The key management personnel of the charity comprise the Members of the Council, the Chief Executive Officer, the Property Development Director and the Head of House Management and Tenancy Support. The total salary and benefits of the key management personnel were £317,078 (2020: £343,756).

No remuneration was paid in the year to Members of the Council or their connected persons (2020: £nil) nor were expenses reimbursed to them.

Average number of employees, including part-time staff, during the year was as follows:

	2021	2020
Direct charitable work	50	49
Fundraising	5	5
Support	6	6
Total	**61**	**60**

Pension costs are allocated to activities in proportion to the related staffing costs incurred and are wholly charged to unrestricted funds.

Approximately 160 (2020: 160) volunteers continue to support the professional team and the tenants. This includes 100 longstanding volunteers plus additional 60 'Covid 19' volunteers who befriended and shopped for tenants during lockdown. With the support of the volunteers, the tenants are able to enjoy the privacy of their own mobility apartment and the opportunity to be part of the community when they choose. The wide range of clubs and activities that is provided is designed to reflect the wide range of interests of the tenants.

12 Tangible fixed assets Group

	Freehold and Long Leasehold Land and Buildings £	Fixtures and Fittings £	Motor Vehicles £	Office Equipment £	Total £
Cost or valuation					
At 1 January 2021	55,308,654	2,979	99,179	98,287	55,509,099
Additions	284,689	-	15,000	-	299,689
Disposals	-	(2,979)	(45,000)	(22,946)	(70,925)
At 31 December 2021	55,593,343	-	69,179	75,341	55,737,863
Depreciation					
At 1 January 2021	1,631,116	2,979	91,530	43,672	1,769,297
Charge for the year	-	-	7,649	15,686	23,335
Eliminated on disposal	-	(2,979)	(30,000)	(22,946)	(55,925)
At 31 December 2021	1,631,116	-	69,179	36,412	1,736,707
Net book values					
At 31 December 2021	53,962,227	-	-	38,929	54,001,156
At 31 December 2020	53,677,538	-	7,649	54,615	53,739,802

(i) Land and buildings and fixtures and fittings are used directly for charitable purposes. Motor vehicles are used for care and campaign purposes, and direct charitable purposes. Office equipment is used in the management and administration of the society.

(ii) The freehold properties are deemed to be carried at cost, representing the frozen valuation as at 1 January 2014, as permitted under the transitional arrangements to FRS102. The historical cost of the freehold properties included in the valuations amounted to £34,344,817.

Tangible fixed assets Charity only

	Freehold and Long Leasehold Land and Buildings £	Fixtures and Fittings £	Motor Vehicles £	Office Equipment £	Total £
Cost or valuation					
At 1 January 2021	55,617,809	2,979	99,179	98,287	55,818,254
Additions	328,503	-	15,000	-	343,503
Disposals	-	(2,979)	(45,000)	(22,946)	(70,925)
At 31 December 2021	55,946,312	-	69,179	75,341	56,090,832
Depreciation					
At 1 January 2021	1,631,116	2,979	91,530	43,672	1,769,297
Charge for the year	-	-	7,649	15,686	23,335
Eliminated on disposal	-	(2,979)	(30,000)	(22,946)	(55,925)
At 31 December 2021	1,631,116	-	69,179	36,412	1,736,707
Net book values					
At 31 December 2021	54,315,196	-	-	38,929	54,354,125
At 31 December 2020	53,986,694	-	7,648	54,615	54,048,957

13 Investment properties - Group and Company

Fair value	2021 £	2020 £
At 1 January	-	885,000
Revaluation	-	(37,513)
Disposal	-	(847,487)
At 31 December	**-**	**-**

14 JBD Properties Limited

Jewish Blind & Physically Handicapped Society has a wholly-owned trading subsidiary, JBD Properties Limited, a company incorporated and registered in England and Wales, company number 09174972. The principal activity of this company is the development of properties. All profits are donated to the charity by gift aid. The charity owns the entire issued share capital of 1,000 ordinary shares of £1 each. A summary of the results is shown below:

Profit and loss account	2021 £	2020 £
Turnover	302,574	25,930
Cost of sales	(280,525)	(17,550)
Administrative expenses	(4,259)	(5,154)
Profit for the financial year	**17,790**	**3,226**

Balance Sheet	2021 £	2020 £
Current assets:	416,740	92,470
Debtors	146,613	183,848
Cash at bank and in hand	563,353	276,318
Creditors: amounts falling due within one year	(562,166)	(275,131)
Net current assets	**1,187**	**1,187**
Capital and reserves:	1,000	1,000
Called up share capital	187	187
Profit and loss reserves	**1,187**	**1,187**

15 Debtors

Amounts falling due within one year:	Group 2021 £	Group 2020 £	Charity 2021 £	Charity 2020 £
Rent receivable	63,491	137,915	63,491	137,915
Amount due from subsidiary undertaking	-	-	476,327	208,537
Taxation recoverable	-	3,961	-	-
Other debtors	30,528	6,470	4,870	6,470
Prepayments and accrued income	889,231	500,328	889,231	500,328
Total	**983,250**	**648,674**	**1,433,919**	**853,250**

16 Investments Group and Charity

	2021 £	2020 £
Market value at 1 January 2021	5,771	6,550
Unrealised gain/(loss) in year	1,536	(779)
Market value at 31 December 2021	7,307	5,771
Historical cost at 31 December 2021	**14,246**	**14,246**

Represented by: UK quoted investments		2021 £	2020 £
468	Ordinary shares of 10p in Lloyds Banking Group plc	224	171
564	Ordinary shares of 25p in Barclays plc	1,060	827
89	Ordinary shares of 6.17p in Centrica plc	63	41
547	Ordinary shares of 11.39p in National Grid plc	5,960	4,732
Total		**7,307**	**5,771**

17 Creditors: amounts falling due within one year

Amounts falling due within one year:	Group 2021 £	Group 2020 £	Charity 2021 £	Charity 2020 £
Trade creditors	51,206	63,803	26,585	63,603
Building retention monies	176,424	176,424	118,206	118,206
Other creditors	263,428	263,427	263,428	263,427
Accruals and deferred income	52,986	53,964	441,064	111,590
Bank loans	38,103	37,911	38,103	37,911
Other taxation and social security	-	-	-	-
Total	**582,147**	**595,529**	**887,386**	**594,737**

Included in accruals and deferred income is £14,002 of rental income deferred at the end of 2021 (2020: £17,291). Included in other creditors is pension creditor of £8,718 (2020: £8,210).

18 Creditors: amounts falling due over one year

Amounts falling due over one year	Group 2021 £	Group 2020 £	Charity 2021 £	Charity 2020 £
Bank loan	217,355	219,562	217,355	219,562
Housing corporation grant	1,471,737	1,507,633	1,471,737	1,507,633
Total	**1,689,092**	**1,727,195**	**1,689,092**	**1,727,195**
Analysis of creditor:				
Repayable between one and two years	38,312	38,103	38,312	38,103
Repayable between two and five years	116,395	115,642	116,395	115,642
Repayable after five years	1,534,385	1,573,450	1,534,385	1,573,450
Total	**1,689,092**	**1,727,195**	**1,689,092**	**1,727,195**

The Bank loan and Housing Corporation grant were transferred from Cavendish Housing Trust on 1 January 2020. The Bank loan was repayable in instalments over a 60-year period from March 1985 and is secured by a specific charge on a housing property. It bears interest at a fixed rate of 9.25% per annum. The housing corporation grant is amortised and released to the Statement of Financial Activities over the useful life of the land and buildings it was used to purchase.

19 Endowment funds

	Jewish Association for Physically Handicapped £	J N Somers Charitable Will Trust £	The Frances and Dick James Charitable Settlement £	Total £
Grant received in 2001	-	1,000,000	-	1,000,000
Grant received in 2003	-	-	400,000	400,000
Grant received in 2004	-	-	200,000	200,000
Grant received in 2005	77,337	-	-	77,337
Adjustment on revaluation	-	246,682	152,764	399,446
Transfer to general funds	-	(74,802)	(45,165)	(119,967)
Total	**77,337**	**1,171,880**	**707,599**	**1,956,816**
Net Income at 1 January 2021				
Income for year	-	-	-	-
Expenditure	-	-	-	-
Net Income at 31 December 2021	-	-	-	-
Fund balance 31 December 2021	**77,337**	**1,171,880**	**707,599**	**1,956,816**
Fund balance 31 December 2020	**77,337**	**1,171,880**	**707,599**	**1,956,816**

The J N Somers and F & D James funds represent the value of permanent endowment funds donated to the Society for the specific purpose of contributing towards the costs of sheltered housing.

The Jewish Association for the Physically Handicapped fund represents an expendable endowment fund which was donated to provide for the needs of Jewish physically disabled persons.

20 Restricted funds Group and Charity

The restricted funds comprise the following unexpended balances of donations and grants held on trust to be applied for specific purposes.

2021	Balance at 01.01.2021 £	Movement in Funds		Transfer from Unrestricted Funds	Balance at 31.12.2021 £
		Income £	Expenditure £		
Milne Court fund	6,000	16,250	(22,250)	-	-
School project fund	19,876	-	(7,176)	-	12,700
Tenant event fund	6,089	350	(6,439)	-	-
Tenant event fund tenant funded	165	820	(985)	-	-
Buildings fund	-	36,469	(36,469)	-	-
Minibus fund	-	39,508	(39,508)	-	-
Independent Living	43,414	710	(9,150)	-	34,974
CRC2	-	25,000	-	(25,000)	-
Coniston Court	-	37,500	-	(37,500)	-
Other	10,636	1,013	(8,947)	-	2,702
Total	**86,180**	**157,620**	**(130,924)**	**(62,500)**	**50,376**
2020	**Balance at 01.01.2020 £**	**Movement in Funds**		**Transfer from Unrestricted Funds**	**Balance at 31.12.2020 £**
		Income £	Expenditure £		
Milne Court fund	6,000	-	-	-	6,000
School project fund	15,318	5,000	(442)	-	19,876
Tenant event fund	11,119	7,900	(12,369)	-	6,650
Tenant event fund Yaron Taal	-	4,500	(5,061)	-	(561)
Buildings fund	5,000	57,851	(73,246)	10,395	-
Tenant grant funded	-	1,438	(1,273)		165
Independent Living	53,333	326	(10,245)	-	43,414
CRC2	-	5,000	-	(5,000)	-
Other	11,697	798	(1,304)	(555)	10,636
Total	**102,467**	**82,813**	**(103,940)**	**4,840**	**86,180**

Transfers of funds

The transfer of funds represents the purchase of buildings and refurbishment. The purchases have fulfilled the restrictions and the costs have been transferred to general funds.

21 Unrestricted funds

The restricted funds comprise the following unexpended balances of donations and grants held on trust to be applied for specific purposes.

Group	Building Fund £	Fixed Assets Fund £	Planned Maintenance Fund £	General Funds £	Total Funds £
At 1 January 2021	4,541,539	50,352,690	500,000	600,000	55,994,229
Net income for year before transfers	-	-	(500,000)	2,385,904	1,885,904
Gain on investment	-	-	-	1,536	1,536
Transfers	658,461	263,691	1,527,788	(2,387,440)	62,500
At 31 December 2021	**5,200,000**	**50,616,381**	**1,527,788**	**600,000**	**57,944,169**

Charity	Building Fund £	Fixed Assets Fund £	Planned Maintenance Fund £	General Funds £	Total Funds £
At 1 January 2021	4,541,539	50,661,845	500,000	622,519	56,325,903
Net income for year before transfers	-	-	(500,000)	2,408,552	1,908,552
Loss on investment	-	-	-	-	-
Transfers	658,461	307,505	1,527,788	(2,431,254)	62,500
At 31 December 2021	**5,200,000**	**50,969,350**	**1,527,788**	**599,817**	**58,296,955**

The Council of Members has reviewed the designated funds and has initiated a number of transfers so that the final balances represent a more accurate picture of the funds held in line with its current strategy.

Building Fund - This includes the development costs for Ephraim Court to be spent in the next 24 months. Planned Maintenance Fund - funds set aside for the planned maintenance works in 2022. Fixed Asset Fund - this represents the net book value of the total fixed assets used by the charity which are not included in Endowment funds. Transfers to and from the fund represent the proportionate amount in net book values.

22 Analysis of net assets between funds

2021	Endowment Funds £	Restricted Funds £	Designated Funds £	General Funds £	Total Funds £
Fixed assets	1,879,479	-	52,121,677	-	54,001,156
Net current assets	77,337	50,376	6,694,229	817,355	7,639,297
Creditors over one year	-	-	(1,471,737)	(217,355)	(1,689,092)
Total net assets at 31 December 2021	**1,956,816**	**50,376**	**57,344,169**	**600,000**	**59,951,361**

2020	Endowment Funds £	Restricted Funds £	Designated Funds £	General Funds £	Total Funds £
Fixed assets	1,879,479	-	51,860,323	-	53,739,802
Current assets	77,337	86,180	5,041,539	819,562	6,024,618
Current liabilities	-	-	(1,507,633)	(219,562)	(1,727,195)
Total net assets at 31 December 2020	**1,956,816**	**86,180**	**55,394,229**	**600,000**	**58,037,225**

23 Cash generated from operations

Net movement in funds for the year	2021 £	2020 £
Net movement in funds for the year	1,914,136	1,915,385
Adjustments for:		
Depreciation of property, plant and equipment	23,335	27,904
Unrealised (gains)/losses on investments	(1,536)	38,292
Interest income	(2,091)	(18,563)
Dividend income	(269)	(243)
Interest paid	20,450	30,324
Release of housing grant	(35,896)	(35,896)
Gain in disposal of fixed asset	-	-
(Increase)/decrease in trade and other debtors	(334,576)	41,430
Increase/(decrease) in trade and other creditors	(13,574)	(17,512)
Cash generated from operations	**1,569,979**	**1,981,121**

Net Debt Reconciliation	1 January £	Cash Flows	31 December £
Cash at bank and in hand	5,965,702	1,265,185	7,230,887
Bank loan	(221,577)	1,841	(219,736)
Total	**5,744,125**	**1,267,026**	**7,011,151**

24 Operating lease commitments

Amounts falling due within one year:	Group 2021 £	Group 2020 £	Charity 2021 £	Charity 2020 £
Amounts due within one year	17,263	4,535	17,263	4,535
Amounts due between two and five years	41,967	8,661	41,967	8,661
Amounts due after five years	2,866	-	2,866	-
Total	**62,096**	**13,196**	**62,096**	**13,196**

25 Legal status of the Society

The Society is a private company limited by guarantee and has no share capital. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity.

26 Related party transactions

Jewish Blind & Physically Handicapped Society has a wholly owned trading subsidiary, JBD Properties Limited. During the year, JBD Properties invoiced Jewish Blind & Physically Handicapped Society (JBDS) £nil (2020: £nil) (gross) and accrued costs of £302,525 (2020: £nil) for the Bushey Heath Development costs. At the year end, £476,327 (2020: £208,537) was owed from JBD Properties Limited.

During the year, Stewart Partners provided payroll services totalling £2,822 (2020- £2,767) to Jewish Blind & Physically Handicapped Society. At the year end, there were £nil amounts outstanding (2020- £nil). Stewart Partners is controlled by close family of one of the Trustees.

27 Cavendish Housing Trust

The assets and liabilities of Cavendish Housing Trust Limited were transferred to the Jewish Blind and Physically Handicapped Society on the 1st January 2020. The total assets were £9,274,743. Cavendish Housing Trust Limited was a Housing Trust where the majority of the Trustees were also Trustees of Jewish Blind & Physically Handicapped Society.

JEWISH BLIND & DISABLED

The key to independence

@JBDCharity

020 8371 6611 • info@jbd.org • www.jbd.org

Charity No. 259480 Company No: 00959535 (England and Wales)

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY LIMITED

England & Wales - Charity number 259480

Accounts

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020



Company No: 00959535 (England and Wales)
Charity No: 259480

Jewish Blind & Physically Handicapped Society

SOCIETY INFORMATION

Patrons	Chief Rabbi Ephraim Mirvis Haham Pinchas Toledano The Chairman of the Council of Reform and Liberal Rabbis
President	M J Ozin MBE
Chairman	J Joseph MBE
Treasurer	A Levy FCA
Members of the Council of Management	M J Ozin MBE L Joseph M Kurer (resigned 20 July 2020) S Russell P Silverman S Simmons FCA J Joseph MBE A Kintish E Brill (resigned 20 July 2020) A Levy FCA (appointed 20 July 2020)
Secretary	M J Ozin MBE
Chief Executive	L Wimborne
Company No.	00959535 - Registered in England and Wales
Charity No.	259480
Registered Office & Head Office	Frances & Dick James Court, 35 Langstone Way, London NW7 1GT
Bankers	Lloyds Bank plc, 39 Threadneedle Street, London EC2R 8AU National Westminster Bank plc, 300 Euston Road, London NW1 3AX
Solicitors	Devonshires Solicitors LLP, 30 Finsbury Circus, London EC2M 7DT
Auditor	Moore Kingston Smith LLP, Chartered Accountants, Devonshire House, 60 Goswell Road, London EC1M 7AD

Jewish Blind & Physically Handicapped Society

CONTENTS

Report of the Council of Management	**4**
Independent Auditors' Report	**11**
Consolidated Statement of Financial Activities	**14**
Consolidated and Charity Balance Sheets	**15**
Consolidated Statement of Cash Flows	**16**
Notes to the Accounts	**17**





Jewish Blind & Physically Handicapped Society

REPORT FOR THE COUNCIL

FOR THE YEAR ENDED 31 DECEMBER 2020

The Charities Act 2011 requires all charities to meet the legal requirement that its aims are for the public benefit. The Charity Commission in its Charities and Public Benefit guidance states that there are two key principles to be met in order to show that an organisation's aims are for the public benefit: firstly, there must be an identifiable benefit or benefits and secondly, that the benefit must be to the public or a section of the public. The Members of the Council (Trustees) consider that they have complied with Section 17 of the Charities Act 2011 including the guidance 'Public Benefit: Running a Charity (PB2)'.

The Trustees carry out a detailed annual review of the charity's activities highlighting the risks the charity is exposed to and the steps taken to mitigate these risks. As part of the process the Trustees have reviewed the risks associated with the financial procedures in order to ensure that they meet the needs of the charity.

The Trustees who are also directors of the charity for the purpose of the Companies Act, are pleased to present their report and accounts for the year ended 31 December 2020 which have been prepared in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (Charities SORP (FRS102)).

The charity is constituted as a company limited by guarantee and is therefore governed by its memorandum and articles of association.

Company No. 00959535 - Registered in England and Wales
Charity No. 259480
Registered Office - 35 Langstone Way, London NW7 1GT
Working Name - Jewish Blind & Disabled (JBD)

Trustees and Organisational Structure
The Trustees, (also known as members of the Council), work alongside the professional team, led by its Chief Executive, to guide, scrutinise and support them with the strategic direction of the organisation. The Trustees meet regularly to oversee the work of the professional team. The Trustees use their varied skills and experience to ensure the organisation achieves its aims and objectives. Jewish Blind & Disabled Trustees give their time freely and no members received any remuneration in the year.

Following the governance review in 2017 Trustees now serve for a renewable fixed term of up to three years. Trustees will no longer serve for more than nine years consecutively unless where the Trustees agree the circumstances are such that it would be in the best interest of the charity for the Trustee in question to serve for a longer period of time.

The Trustees are responsible in law for the running of Jewish Blind & Disabled. All the Trustees unless where stated served for the whole year.

Our Trustees:
President M J Ozin MBE *
Chairman J Joseph MBE
S Simmons FCA Treasurer until July 2020 *
A Levy FCA appointed Trustee and Treasurer July 2020
E Brill resigned June 2020
L Joseph *
A Kintish
M Kurer resigned July 2020
S Russell *
P Silverman
*reappointed in 2020 following ending of 3-year cycle

When vacancies arise, Trustees have in the past been recruited through the community networks; those who are committed to the aims and objectives of the organisation and who have skills, expertise and time to offer. Going forward, to support our desire to increase diversity and introduce new skill sets into the Council, alongside using our networks to recruit, we will advertise all future Trustee vacancies.

There is an induction process for all new Trustees. The Chief Executive inducts each Trustee, explaining the key processes and procedures that are involved in the various aspects of running the charity, as well as showing them first hand the accommodation and support we provide.

Some Trustees have responsibility for oversight of a specific area of the work of the charity including Finance, Health & Safety and Property Management.





REPORT FOR THE COUNCIL

FOR THE YEAR ENDED 31 DECEMBER 2020

Alongside regular Trustee meetings there are a number of key sub-committees as follows:

- The Finance Committee, consisting of the Chairman, President, Treasurer and Chief Executive. This committee meets once a quarter to review and approve the quarterly management accounts and analyse and approve the annual budget.

- The Allocations Committee, consisting of the President, the Chief Executive, the Property Director, the Housing Director and the Tenancy Support Team. This committee meets once a month to review applications. The organisation allocates properties, to people who meet the criteria, on a points-based system to ensure housing is allocated to those in greatest need. Priority is given to people who are struggling and live in unsuitable accommodation.

- The Health & Safety Committee, consisting of a Trustee, Chief Executive, Property Director, Director of Housing and HR Manager. This committee meets at least twice a year to: review health and safety management procedures, policy and practice, to monitor performance in respect of health, safety and wellbeing, to ensure compliance with legislation as a minimum requirement and receive accident and incident statistics and monitor action on the findings.

Chief Executive
The Chief Executive is responsible for the day-to-day operation of the charity, the delivery of the organisation's strategy and management of the staff team.

Advisors
To help us in our work we work alongside a team of professional advisors:

Bankers: Lloyds Bank Registered Office: 25 Gresham Street, London EC2V 7HN
Solicitors: Devonshires Solicitors LLP, 30 Finsbury Circus, London, C2M 7DT
Auditors: Moore Kingston Smith LLP, Chartered Accountants, Devonshire House, 60 Goswell Road, London, EC1M 7AD
Data Protection Officer: ClearComm, Part of Moore Kingston Smith

Mission and Vision
Jewish Blind & Disabled exists for Jewish people with physical disabilities and/or impaired vision aged 18 upwards to have access to housing and support so that they lead the best life they can, enabling independence, dignity and choice. This is provided through our specially adapted mobility apartments located in our unique supportive developments or within their own home in the wider community. We are committed to develop to ensure we can meet the needs and increased demand from across the community.

Objectives and Activities
We know that with the right facilities and support a disability does not have to mean a loss of vital independence and self worth.

The majority of our tenants are not born with the disability; instead, at some point in their lives they face a diagnosis that will have a significant impact on their life from that time forward. Suddenly, simple tasks such as making a cup of tea can become a momentous undertaking; whilst other everyday tasks, which had previously been done without thought, now depend on having to ask someone else to help.

The age of our current tenants ranges from those in their thirties to 100 years old and between them, they encompass a wide spectrum of disabilities. The one thing they all have in common is that, thanks to our unique facilities, they can live life as they choose and not as their disability may otherwise dictate.

We house 360 people across seven purpose-built developments in our 320 apartments in NE & NW London and Hertfordshire. Each of our buildings has its own supportive Jewish community with our house managers being central to the building. Along with providing a 24/7 on-call service 365 days a year, house managers keep a caring eye on our tenants, calling them, unless requested not to do so, every morning and evening to check that everything is ok.

As well as our House Management Team, our Tenancy Support Team are on hand to offer advice on suitable aids and adaptations that our tenants may need to suit their specific situation. They provide friendly and reassuring additional support to our tenants as well as providing emotional support, benefits advice and tenancy management. The team advocate on behalf of tenants, liaising with appropriate bodies and local authorities and work closely with local social services departments, health professionals, hospitals, day centres and various specialist agencies as required to meet the individual needs of tenants.

We work in partnership with a wide range of local and communal organisations, social care and health providers to support our tenants to be active and supported members of their local community.

We strive to build our own unique supportive communities within the wider local and Jewish community. Our Community Engagement Team work closely with tenants encouraging and supporting them to play a role in shaping their own community through planning and delivering events, classes and social activities in their development. The team is supported by our wonderful Jewish Blind & Disabled volunteers and a wide range of communal organisations from synagogues to youth groups and schools.

This year our Community Engagement Team have been instrumental in ensuring we support our tenants through Covid-19.

REPORT FOR THE COUNCIL

FOR THE YEAR ENDED 31 DECEMBER 2020

Empowerment through supportive communities
Gillian moved into Jewish Blind & Disabled's Cecil Rosen Court in May 2019. Gillian has arthritis and glaucoma, she said: "my glaucoma is getting worse, it doesn't improve and I find it increasingly difficult to read. My arthritis affects my mobility and causes me pain and I'm not as mobile as I was. In recent months, I have been feeling a bit isolated due to the pandemic but definitely better off living here than in my previous flat. Over the summer, it was nice to be able to sit on the terrace and be with people (from a distance). I know quite a few people here and it's nice to be able to socialise when the lounge re-opens."

As an avid poetry writer, Gillian has got involved with the creating writing group on Zoom with other tenants and she is also involved with the University of the Third Age. "JBD Zooms have provided me with something to do and there have been some really interesting sessions. Really do the best they can – try to do things to keep people interested and stimulated." Overall, Gillian said: "I am happy with my decision to move and I don't regret it at all."



Independent Living Advisory Service
Over the past few years we have become acutely aware of the struggles that some people on our waiting list were facing in managing in their own home. In 2018 we established our Independent Living Advisory Service, a service that takes our expertise into people's own homes. The service both advises and funds the installation of vital aids and adaptations that can support individuals on our waiting list or those who want to remain in their own home to retain their much-prized independence. In the first few months of the year the service supported 20 people. However, this service was suspended in March 2020 due to the pandemic. There are plans to relaunch the service in 2021 when it is safe to do so.

Enabling Independence
With the support of the Independent Living Advisory project, we purchased an electric wheelchair for a lady in her 50s who lives in North West London. She has fibromyalgia and a heart condition. She is also estranged from her family who all live in Israel. This lady was housebound when she contacted us. Having an electric wheelchair means that she is now able to go out on her own and does not depend or rely on others. She wrote to us to thank us for our support and commented: "I very much appreciate your help, and am enjoying the freedom to be out."

Thanks to a generous donation, we are able to provide this as a free service for anyone from the community who needs support and advice. For low-income households we are also able to source and provide aids and adaptations to support independence.

Protecting and supporting our tenants and staff through Covid-19
A few weeks before the first national lockdown, the Trustees alongside the staff team committed to doing everything possible to support and protect tenants.

New measures were introduced across all of our developments to ensure frontline house managers could continue to respond to emergency situations but reduce unnecessary contact with tenants, to reduce the risk of Covid transmission. Throughout the pandemic we have continued to provide a 24/7 onsite house management service.

At the start of lockdown, we contacted all tenants to identify their needs and ensure we could respond to them. In the first few weeks of lockdown we delivered over 100 gifts; such as knitting wool, puzzles and books, to tenants who weren't online to reduce boredom and isolation. Thanks to the generosity of donors and a local bakery we delivered challahs to tenants during lockdown and food parcels at Pesach and Rosh Hashanah.

Through our regular calls, we identified a small group of tenants who were struggling with their mental health and who needed specialist professional support. Due to overwhelmed services, we were not able to access local mental health services, but thanks to a generous donor Jewish Blind &Disabled provided them with access to a telephone counselling service.

The Community Engagement Team recruited over 60 new volunteers in the first few weeks who, working alongside our long-standing volunteers, supported Covid services including shopping and telephone befriending services. Volunteers and staff also played a vital role in supporting tenants to get online either via their smart phones or devices we secured for them.

Roles developed as our offering to tenants evolved. Volunteers are now leading Zoom classes and discussion groups. Tenants who had never used a smart phone, tablet or computer before are now joining daily Zoom classes and events. Our varied programme of Zoom activities has kept tenants supported, connected and engaged – many tell us it has got them through this past year.

Our efforts were recognised when Jewish Blind & Disabled were awarded an Innovation in Volunteering during the Covid-19 Pandemic award at the 2020 Jewish Volunteering Network (online) awards ceremony.

REPORT FOR THE COUNCIL
FOR THE YEAR ENDED 31 DECEMBER 2020

We have worked closely with our local Health Protection Teams and other agencies undertaking regular testing and ensuring effective track and trace systems were in place. We have ensured that throughout the pandemic tenants were provided with information about latest government guidance and what that meant for them.

Sadly, despite all of our efforts we have mourned the loss of six tenants whose lives have been cut short in 2020 due to this virus.

Investing in our developments
We take extreme pride in maintaining each of our buildings to the highest standard, ensuring they provide modern accessible accommodation for our tenants and exceed required health and safety and fire regulation standards.

Works undertaken this year include improvements to the outside spaces at Cherry Tree Court; the installation of a new herb garden and improvements to accessibility of the garden areas. At Fairacres, work is complete to transform the garden to provide larger patio areas, improve the accessibility of the garden and the lift has been upgraded.

In Aztec House, we have converted a previously empty space into an accessible guest room and extended the pergola so tenants can benefit from more shade in the gardens which have been so important during the current pandemic.

Fundraising
We would not be here today if it wasn't for the generosity of our donors and the support we receive from across the community.

As with many charities, raising voluntary funds from trusts, foundations and individuals is a vital source of income for us. Our fundraised income enables us to:

- Provide services that housing benefit awards will not cover including our 24/7 house management service and our weekly minibus shopping trips that are a lifeline to some tenants enabling them to retain their independence. Over 75% of our tenants are reliant on benefits
- Invest in major works in our buildings with projects often funded by an individual or group of donors
- Build for the future. We have been able to proceed with the purchase of our 8th development thanks to the generosity of individuals, trusts and foundations from across the community. We need to raise a further £4.5million over the next few years to fund our plans for this site. We are confident with ongoing support from our generous donors this will be achieved.

Our major donors', trusts' and foundations' continued support is a valuable source of income to us. This year income from major donors, trusts and foundations was £502,000. This represented just over 34% of our fundraised income.

We continue to appeal to the community for support twice a year; these direct mailing appeals continue to generate substantial funds. Our Pesach appeal focused on our new development and was delivered to households across the country the week before our first lockdown. Covid and an appeal for a capital project when crisis hit the country impacted on the success of the appeal with a 33% decrease from the previous year. However, our Rosh Hashanah appeal that focused on support we have been providing tenants during lockdown was our strongest appeal for over five years and a 32% increase on previous year.

Legacy income continues to be a vital source of income to support the organisation. Jewish Blind & Disabled operates with a small internal fundraising team and does not engage external professional fundraisers or commercial participators to carry out fundraising activity.

It has been a challenging year for our community fundraising events with most in-person events, apart from our successful annual quiz held in January, having been cancelled due to the pandemic. We have had a number of successful online events during the year including a poker tournament, Young JBD events and a magic show for children. Our community fundraising and events income declined by 63% in 2020 in comparison to 2019.





REPORT FOR THE COUNCIL

FOR THE YEAR ENDED 31 DECEMBER 2020

We regularly review and update our Privacy Policy. This policy, published on our website, clearly states what personal data Jewish Blind and Disabled holds in relation to supporters and how this data will be used. It sets out how individuals can raise concerns or complaints. Jewish Blind & Disabled has received no complaints about its fundraising activities either during the financial year or subsequently.

At the balance sheet date, total funds were £58,037,225, of which £1,956,816 were endowment funds and £86,180 were restricted funds. There were £50,352,690 of designated funds for fixed assets, £4,541,539 of designated building funds and £500,000 planned maintenance designated fund leaving free reserves of £600,000 at the balance sheet date.

Financial Review
The Statement of Financial Activities on page 12 shows total reserves amount to £58,037,225 at the balance sheet date. The organisation's income is used wholly in either the provision of support or facilities to tenants within the Society's projects and other disabled people or on the Society's acquisition of housing property.

Designated reserves include a building fund which at the balance sheet date amounted to £4,541,539. This represents funds set aside for reconstruction of our proposed new development.

Funding sources are primarily from fundraising (income in 2020 £1,457,943) and rents (2020 rental income £3,422,533). These are applied by provision of services to the Society's beneficiaries and any free surplus is designated to the building fund.

Financial impact of Covid-19
So much of our work and our resources during 2020 have focused on supporting and protecting our tenants during Covid.

Whilst we have been unable to move new tenants into void apartments our 2020 void remains less than 5% of our housing stock. With rents being our main source of income we are financially stable.

We are aware that Covid-19 may have a longer-term impact on our fundraising, in particular our ambitious plans for our capital fundraising campaign. It is too early to tell what this impact may be, however, we are discussing our various options should we be unable to raise the funds we require to complete works on our eighth building.

Investment Policy
The articles of association authorise the Council to make and hold investments. It is the charity's policy to place surplus funds in fixed short-term deposits awaiting acquisitions of further sheltered housing accommodation.

Reserves Policy
The Council's policy is to build up free reserves so that unrestricted funds held by the charity not committed, designated or invested in tangible fixed assets ('the free reserves') should be sufficient to cover three months' total expenditure, which now equates to approximately £600,000. At this level, the Council consider that they would be able to continue the current activities of the charity in the unlikely event of a significant fall in rent alongside a fall in voluntary income.

Pay Policy for Staff
The Finance Committee in conjunction with the Chief Executive review and set the remuneration of the charity's key management personnel.

Staff pay is reviewed annually by the Finance Committee. Roles are benchmarked against others in the sector to enable us to recruit and retain a skilled workforce.

Risk Management
The Council have a risk management strategy which comprises:

- an annual review of the principal risks and uncertainties that the charity faces
- the establishment of policies, systems and procedures to mitigate those risks identified in the annual review
- the implementation of procedures designed to minimise or manage any potential impact on the charity should those risks materialise

Financial risk is managed by monitoring and reviewing budgets and cash flow on a timely basis and is considered to be low risk.

REPORT FOR THE COUNCIL
FOR THE YEAR ENDED 31 DECEMBER 2020

The risk attention has also been focused on non-financial risk arising from fire, health and safety of tenants and staff, employment and IT. These risks are managed by having robust policies and procedures in place and regular awareness training for staff working in these operational areas such as our crisis management plan which staff have been trained how to implement.

We have specifically considered the risks for JBD Properties Limited, a wholly owned trading subsidiary. The key risks are associated with the building development, which have been mitigated by putting in place appropriate insurance cover.

Our ambitions for the future
In 2020 we completed the purchase of our eighth development, Coniston Court, located on the corner of Bittacy Hill and Langstone Way, Mill Hill East in the heart of a growing Jewish community.

During 2020 we have been developing our plans for this site. In 2021 we submitted a planning application to the London Borough of Barnet and once successful will undertake a tender process for the works.

The site is currently home to a block of 24 apartments built in 2004. Having done extensive work and financial modelling, we have decided that a total redevelopment of this site will result in a higher-quality building and more cost-effective scheme. Our new scheme will provide 30 two-bedroom mobility apartments alongside communal facilities.

The development has been designed to meet the needs of people with physical disabilities and/or impaired vision. The development will have a communal lounge, laundry facilities, a small garden and roof terrace. There is ample tenants' parking enabling those who drive to retain this aspect of their independence.

However, we don't believe we should stop there. We know that there is demand from the community for a development in the Hertfordshire area and we continue to actively look for an appropriate site in this area.

Bricks and motor alone don't build supportive communities and enable fulfilled lives. We will continue to work alongside our tenants to encourage independence whilst ensuring they feel supported and enabling them to be connected to the wider local and Jewish communities.

On behalf of the Trustees, I would like to thank our staff team and our dedicated volunteers and generous donors without whom none of this would be possible. I have every confidence that working in partnership we can work towards meeting the housing and support needs of Jewish people with physical disabilities or visual impairment and transform even more lives.

By Order of the Council



J Joseph MBE

Member of the Council:

Date of approval:

Moore Kingston Smith LLP were appointed auditors to the company and in accordance with section 485 of the Companies Act 2006, a resolution proposing that they be re-appointed will be put at a General Meeting.



Proposed redevelopment of Coniston Court, Building Number 8

REPORT FOR THE COUNCIL

FOR THE YEAR ENDED 31 DECEMBER 2020

Statement of Members of the Council's Responsibilities

The Members of the Council (who are also directors of Jewish Blind & Physically Handicapped Society for the purposes of company law) are responsible for preparing the Report of the Council and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Members of the Council to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable group and company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the Members of the Council 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;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The Members of the Council are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable group and company and 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 group and company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Members of the Council are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

In so far as the Members of the Council are aware:

- there is no relevant audit information of which the charitable company's auditor is unaware and

- the Members of the Council have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Auditor

The auditor, Moore Kingston Smith LLP, is deemed to be reappointed under sectionn 487(2) of the Companies Act 2006.

By Order of the Council

J Joseph MBE

Member of the Council:



Date of approval:

Independent Auditors' Report

TO THE MEMBERS OF
JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

Opinion

We have audited the financial statements of Jewish Blind & Physically Handicapped Society for the year ended 31 December 2020 which comprise the Group Statement of Financial Activities, the Group and Parent Charitable Company Balance Sheets, the Group Cash Flow Statement 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 in law and United Kingdom Accounting Standards, including Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the group's and the parent charitable company's affairs as at 31 December 2020 and of the group's 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;

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 auditor's responsibilities for the audit of 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 other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. 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 there is a material misstatement in the financial statements or a material misstatement of the other information. 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 trustees' annual report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' annual report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the group and parent charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' annual report.

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:

- the parent charitable company has not kept adequate and sufficient accounting records, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent charitable company's 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 trustees' responsibilities statement set out on page 6, 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 group and parent 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 group or parent charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's 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 an auditor's report 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these. Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

The objectives of our audit in respect of fraud, are: to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

Our approach was as follows:

We obtained an understanding of the legal and regulatory requirements applicable to the charitable company and considered that the most significant are the Companies Act 2006, the Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council.

- We obtained an understanding of how the charitable company complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the group and parent charitable company's internal control.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the group and parent charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the group or parent charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit report.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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 which we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the charitable company and charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Moore Kingston Smith LLP

Shivani Kothari (Senior Statutory Auditor)
for and on behalf of Moore Kingston Smith LLP, Statutory Auditor

Devonshire House
60 Goswell Road
London
EC1M 7AD

Date: 9/7/2021

CONSOLIDATED STATEMENT
OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2020

	Notes	Endowment Funds 2020 £	Restricted Funds 2020 £	Unrestricted Funds 2020 £	Total Funds 2020 £	Total Funds 2019 £
Income and endowments from:						
Donations	**4.1**	-	80,576	625,908	706,484	1,072,228
Legacies		-	-	670,752	670,752	719,015
Income from charitable activities:						
Rent receivable		-	-	3,422,533	3,422,533	2,440,748
Fees receivable from management of sheltered housing projects		-	-	63,500	63,500	151,500
Year book and diary		-	-	36,275	36,275	32,714
Other fundraising events	**4.2**	-	2,236	42,196	44,432	220,161
Investment income:						
Dividends receivable		-	-	243	243	301
Interest receivable		-	-	18,563	18,563	86,551
Other income: Gain of disposal of fixed asset		-	-			
Gain of disposal of fixed asset				-	-	7,143
Release of Housing Grant	**4.3**			35,896	35,896	-
Total Income		-	82,812	4,915,866	4,998,678	4,730,361
Expenditure on:						
Raising funds:						
Fundraising costs of voluntary income and other activities	**5**	-	442	372,170	372,612	392,755
Charitable activities:						
Property management costs	**6**	-	74,518	1,593,426	1,667,944	1,403,109
Tenants' support costs	**6**	-	28,979	975,466	1,004,445	854,512
Total expenditure		-	103,939	2,941,062	3,045,001	2,650,376
Net Income before net gains/(losses) on investments		-	(21,127)	1,974,804	1,953,677	2,079,985
Gains/(losses) on investments	**14/17**	-	-	(38,292)	(38,292)	286,076
Net income before transfers		-	(21,127)	1,936,512	1,915,385	2,366,061
Transfers	**20**	-	4,840	(4,840)	-	-
Net Movement in Funds for the Year		-	(16,287)	1,931,672	1,915,385	2,366,061
Assets transferred from Cavendish Housing Trust Ltd		-	-	9,274,743	9,274,743	-
Total funds at 1 January 2020		1,956,816	102,467	44,787,814	46,847,097	44,481,036
Total Funds at 31 December 2020	**19/21**	1,956,816	86,180	55,994,229	58,037,225	46,847,097

The results for both years reflect the continuing operations of the Society.

BALANCE SHEET
AT 31 DECEMBER 2020

	Notes	Group 2020 £	Group 2019 £	Charity 2020 £	Charity 2019 £
Fixed Assets					
Tangible assets	**13**	53,739,802	33,441,765	54,048,957	33,750,920
Investments	**14**	-	885,000	1,000	886,000
		53,739,802	34,326,765	54,049,957	34,636,920
Current Assets					
Debtors	**16**	648,674	1,958,761	853,250	2,179,916
Investments	**17**	5,771	6,550	5,771	6,550
Cash at bank and in hand:					
-designated building fund		-	6,338,000	-	6,338,000
-other funds		5,965,702	4,716,177	5,781,853	4,481,036
		6,620,147	13,019,488	6,640,874	13,005,502
Creditors					
Amounts falling due within one year	**18**	(595,529)	(499,156)	(594,737)	(486,358)
Net Current Assets		6,024,618	12,520,332	6,046,137	12,519,144
Creditors: Amounts falling due after more than one year	**19**	(1,727,195)	-	(1,727,195)	-
Total Assets less Current Liabilities		58,037,225	46,847,097	58,368,899	47,156,064
Funds					
Endowments	**19**	1,956,816	1,956,816	1,956,816	1,956,816
Restricted	**20**	86,180	102,467	86,180	102,467
Unrestricted:-					
Designated - building fund	**21**	4,541,539	11,740,528	4,541,539	11,740,528
Designated - fixed asset fund	**21**	50,352,690	32,447,286	50,661,845	32,756,253
Designated - planned maintenance fund	**21**	500,000	-	500,000	-
General	**21**	600,000	600,000	622,519	600,000
		55,994,229	44,787,814	56,325,903	45,096,781
		58,037,225	46,847,097	58,368,899	47,156,064

A separate income and expenditure account for the charity is not presented as the charity has taken advantage of the exemptions permitted by section 408 of the Companies Act 2006. The net result of the charity for the year was a surplus of £1,938,088 (2019: £2,454,053).

Approved by the Council and Authorised for Issue

J Joseph MBE
Chairman

Date: 6/7/21

Company Registration No. 00959535

CONSOLIDATED STATEMENT
OF CASH FLOWS FOR THE YEAR ENDED 31 DECEMBER 2020

	Notes	2020		2019	
		£	£	£	£
Cash flows from operating activities					
Cash generated from operations	**23**		1,981,121		1,177,458
Income taxes paid			(30,324)		-
Interest paid			(113)		-
			1,950,684		1,177,458
Cash flows from investing activities					
Purchase of property, plant and equipment		(11,167,322)		(339,973)	
Sale of property, plant and equipment		-		14,125	
Sale of investment property		847,487		-	
Interest received		18,563		86,551	
Dividend income		243		301	
Transfer of Cavendish Housing Trust Ltd		3,263,711		-	
Net cash used in investing activities			(7,037,318)		(238,996)
Cash flows from financing activities					
Repayment of loans		(1,841)		-	
Net cash used in investing activities			(1,841)		-
Net (decrease) / increase in cash and cash equivalents in the financial year			(5,088,475)		938,462
Cash and cash equivalents at the beginning of the financial year			11,054,177		10,115,715
Cash and cash equivalents at the end of the financial year			5,965,702		11,054,177

NOTES TO THE ACCOUNT

YEAR ENDED 31 DECEMBER 2020

1 Accounting policies

The charity is a private company limited by guarantee incorporated in England and Wales. The registered office is Frances & Dick James Court, 35 Langstone Way, London, NW7 1GT. The financial statements are prepared in sterling which is the functional currency of the entity. Monetary amounts are rounded to the nearest pound.

The principal accounting policies adopted and judgements in the preparation of the financial statements are as follows:

1.1 Basis of preparation of accounts and assessment of going concern

The financial statements of the charity and subsidiary have been prepared in accordance with 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 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2016.

The Charitable group and company meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

The Members of the Council decide whether the use of going concern is appropriate and have considered possible events or conditions that might cast doubt on the ability of the charitable group to continue as a going concern. The Members of the Council make this assessment in respect of a period of one year from the date of approval of the financial statements. In particular, the members of Council have considered the charitable company's forecast and projections and have considered the potential impacts of the Coronavirus outbreak on the viability of the charitable group. Annual budgets have been revised taking this into account. The charity holds significant reserves and has liquid assets in the form of cash held in short-term deposits. For this reason, the trustees continue to adopt the going concern basis in preparing the financial statements.

1.2 Consolidated accounts

The group financial statements consolidate the financial statements of the charity and its wholly owned subsidiary. JBD Properties Limited, for the year ended 31 December 2020.

Control is achieved where the group has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. The review of subsidiaries acquired or disposed during the year are included in the statements of financial activities from the effective date of acquisition and up to the effective date of disposal, as appropriate using accounting policies consistent with those of the parent. All intra-group transactions, balances, income and expenses are eliminated in full on consolidation.

1.3 Income

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably. Where income is received in advance of meeting any performance-related conditions there is not unconditional entitlement to the income and its recognition is deferred and included in creditors as deferred income until the performance-related conditions are met.

Donations are recognised when the charity has entitlement to the funds and it is probable that the income will be received and the amount can be measured reliably.
Legacies are recognised as the earliest of the dates on which either the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executors to the charity that a distribution will be made or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution.
Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the Bank.
Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.
The income from fundraising ventures is shown gross, with the associated costs included in fundraising costs.
Other income is accounted for on a receivable basis.

1.4 Fund accounting

The following funds are held by the charity:

- unrestricted general funds - these are funds which can be used in accordance with the charitable objects at the discretion of the council.
- designated funds - these are funds set aside by the council out of unrestricted general funds for specific future purposes or projects.
- restricted funds - these are funds that 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.
- permanent endowment funds - represent those assets which must be held permanently by the charity.
- expendable endowment funds - represent capital funds which may only be converted into expendable income at the discretion of the Members of Council.

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

NOTES TO THE ACCOUNT
YEAR ENDED 31 DECEMBER 2020

1 Accounting policies (continued)

1.5 Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds comprise the costs associated with attracting voluntary income and the costs associated with fundraising purposes.
- Expenditure on charitable activities comprises those costs incurred by the charity in the delivery of its activities and services. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support it.

Value added tax is not recoverable and as such is included in the relevant costs in the Statement of Financial Activities.

1.6 Costs allocation

Costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource. Costs other than support costs relating to a particular activity are allocated directly. Support costs are allocated according to the number of staff employed within each activity category. Allocated support costs are re-apportioned amongst cost centres existing within an activity on a percentage basis appropriate to that cost centre.

Governance costs comprise all costs involving public accountability of the charity and its compliance with regulation and good practice. These costs include costs related to statutory audit and legal fees together with an apportionment of overhead and support costs. Governance costs are allocated according to the number of staff employed within Fundraising, Property Management and Tenancy Support.

1.7 Operating leases

Rentals payable under operating leases are charged to the Statement of Financial Activities as incurred.

1.8 Tangible fixed assets

Tangible fixed assets are stated at cost (or deemed cost) less accumulated depreciation.

The charity previously adopted a policy of revaluing freehold land and buildings and they were stated at their revalued amount less any subsequent depreciation. The charity has adopted the transition exemption under FRS 102 paragraph 35.10(d) and has elected to use the previous revaluation as deemed cost.

Depreciation is provided on a straight line basis at the following annual rates in order to write off each asset over its estimated useful life:

Assets under construction	nil
Freehold and long leasehold land & buildings	nil
Assets in the course of construction	nil
Fixtures and fittings	20%
Office equipment	20%
Motor vehicles	25%

Freehold and long leasehold buildings are not depreciated given the continual maintenance of the buildings to ensure that they remain in sound state off report. The council review the valuation of the buildings annually for impairment in its value and they consider that the residual value at the end of its useful economic life will not be less than its present carrying value, no depreciation is charged.

1.9 Investments

Fixed asset investments are stated at cost less permanent diminution in value.

Current asset investments are stated at market value. Realised and unrealised gains and losses on investments are dealt with in the Statement of Financial Activities.

Investment property, which is property held to earn rentals and/or for capital appreciation, is measured using the fair value model and stated at its fair value at the reporting end date. The surplus or deficit on revaluation is recognised in the Statement of Financial Statements.

1.10 Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

NOTES TO THE ACCOUNT
YEAR ENDED 31 DECEMBER 2020

1.11 Cash at bank and in hand
Cash at bank and cash in hand includes cash and short-term highly liquid investments with a short maturity from the date of opening the deposit.

1.12 Creditors
Creditors are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably.

1.13 Financial instruments
The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments which include trade and other receivables, trade and other payables and cash and bank balances. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

1.14 Pensions
Employees of the charity are entitled to join a defined contribution 'money purchase' scheme unless they have exercised their right to opt out of the scheme membership. The money purchase plan is managed by Legal & General and the plan invests contributions made by the employee and employer in an investment fund to build up over the term of the plan. The pension fund is then converted into a pension upon the employee's normal retirement age which is defined as when they are eligible for a state pension. The charity has no liability beyond making its contributions and paying across the deductions for the employee's contributions.

1.15 Housing association grant
The housing association grant, obtained from the transfer of assets and liabilities from Cavendish Housing Trust, is held as a liability and amortised and released to the Statement of Financial Activities over the useful life of the land and buildings that it was used to purchase.

3 Judgements and Key Sources of estimation uncertainty
In the application of the group's accounting policies, the directors 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 estimate and associated assumptions are based on a historical experience and other factors that are considered to be relevant. Actual results may differ from the 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.
Fixed asset impairment
The freehold land & building is included at cost. No depreciation is charged and the assets are reviewed annually for impairment. This is considered to be a critical accounting estimate in view of the amounts involved and the judgements applied in the review.

4 Income
Group and charity

4.1 Income from donations was £706,484 (2019: £1,072,228) of which £625,908 was unrestricted (2019: £648,101) and £80,576 was restricted (2019: £424,127).

4.2 Income from other fundraising events was £44,432 (2019: £220,161) of which £42,196 was unrestricted (2019: £220,161) and £2,236 was restricted (2019: £nil).
All legacy, rental, management fee, investment, diary and yearbook income was unrestricted in 2020 and 2019.

4.3 Other operating income includes £35,896 (£nil - 2019) of amortised grants taken to income.

NOTES TO THE ACCOUNT

YEAR ENDED 31 DECEMBER 2020

5 Total expenditure

Group	Notes	Fundraising Costs £	Charitable Activities £	Governance Costs £	Support Costs £	2020 Total Costs £	2019 Total Costs £
Salaries	**11**	113,121	1,137,886	-	336,049	1,587,056	1,325,068
Direct costs	**7-10**	216,129	980,126	22,783	161,512	1,380,550	1,213,811
Depreciation		-	27,904	-	-	27,904	21,319
Legal fees		-	49,317	-	-	49,317	79,079
Subsidiary costs	**15**	-	174	-	-	174	11,095
		329,250	2,195,407	22,783	497,561	3,045,001	2,650,372
Allocation of support expenditure (by number of staff employed)		41,463	456,098	-	(497,561)	-	-
Allocation of governance expenditure (by number of staff employed)		1,899	20,884	(22,783)	-	-	-
2020 Group		**372,612**	**2,672,389**	**-**	**-**	**3,045,001**	**2,650,372**
2019 Group		**392,755**	**2,257,617**	**-**	**-**	**2,650,372**	

Total expenditure Charity	Notes	Fundraising Costs £	Charitable Activities £	Governance Costs £	Support Costs £	2020 Total Costs £	2019 Total Costs £
Salaries	**11**	113,121	1,137,886	-	336,049	1,587,056	1,325,068
Direct costs	**7-10**	216,129	980,126	17,803	148,720	1,362,778	1,213,811
Depreciation		-	27,904	-	-	27,904	21,319
Legal fees		-	31,767	-	-	31,767	79,079
		329,250	2,177,683	17,803	484,769	3,009,505	2,639,277
Allocation of support expenditure (by number of staff employed)		41,463	456,098	-	(497,561)	-	-
Allocation of governance expenditure (by number of staff employed)		1,484	16,319	(17,803)	-	-	-
2020 Charity		**372,197**	**2,650,100**	**-**	**(12,792)**	**3,009,505**	**2,639,277**
2019 Charity		**392,755**	**2,246,522**	**-**	**-**	**2,639,277**	

Apportionment of allocated costs

Support & Governance Costs	50%	50%

Expenditure on fundraising costs was £375,739 (2019: £392,755) of which £375,297 was unrestricted (20 19: £381,392) and £442 was restricted (2019: £8,833).

NOTES TO THE ACCOUNT

YEAR ENDED 31 DECEMBER 2020

6 Expenditure on charitable activities
Group

		Property Management £	Tenant Support Costs £	2020 Total Costs £	2019 Total Costs £
Salaries	**11**	467,454	670,432	1,137,886	950,654
Direct costs	**8**	911,912	68,214	980,126	814,118
Depreciation		596	27,308	27,904	21,321
Legal fees		49,317	-	49,317	79,079
Support costs		228,049	228,049	456,098	358,206
Governance costs		10,442	10,442	20,884	23,148
Subsidiary costs	**15**	174	-	174	11,095
2020 Group		**1,667,944**	**1,004,445**	**2,672,389**	**2,257,621**
2019 Group		**1,403,109**	**854,512**	**2,257,621**	

Expenditure on charitable activities
Charity

		Property Management £	Tenant Support Costs £	2020 Total Costs £	2019 Total Costs £
Salaries	**11**	467,454	670,432	1,137,886	950,654
Direct costs	**8**	911,912	68,214	980,126	814,118
Depreciation		596	27,308	27,904	21,321
Legal fees		31,767	-	31,767	79,079
Support costs		228,049	228,049	456,097	358,206
Governance costs		8,160	8,160	16,318	23,148
2020 Charity		**1,647,938**	**1,002,163**	**2,650,098**	**2,246,526**
2019 Charity		**1,392,014**	**854,512**	**2,246,526**	

7 Fundraising costs
Group and charity

	2020 £	2019 £
Year book and diary expenditure	16,162	14,597
Events	97,902	115,393
Advertising and appeal costs	48,335	60,929
Campaign and public relations fees	46,691	56,118
Legacy costs	7,039	6,852
Direct costs	**216,129**	**253,889**

NOTES TO THE ACCOUNT

YEAR ENDED 31 DECEMBER 2020

8	**Property management costs** **Group and charity**	**2020** **£**	**2019** **£**
	Rates	60,764	46,861
	Insurance	37,869	26,440
	Light & heat	124,707	72,280
	Repairs, maintenance and refurbishment	579,877	494,486
	Cleaning	20,263	9,677
	Gardening	48,213	39,969
	Telephone & sundries	40,219	22,185
	Direct costs	911,912	711,898
	Tenant support costs		
	Entertaining & events and tenant support	23,782	30,989
	Prospective tenant costs	10,340	41,378
	Motor & travel expenses	12,869	18,178
	Ambulance & mini-bus	21,223	11,675
	Direct costs	68,214	102,220
	Total direct charitable activities costs	**980,126**	**814,118**

9	**Governance costs** **Group and charity**		**2020** **£**	**2019** **£**
	Auditor's remuneration	-audit services	20,520	24,050
		-other services	2,263	1,670
	Direct costs		**22,783**	**25,720**

10	**Support costs** **Group and charity**	**2020** **£**	**2019** **£**
	Staff recruitment and training	20,684	42,057
	Telephone	22,837	10,182
	Bookkeeping and accountancy fees	10,193	2,052
	Printing, postage and stationery	6,064	9,094
	General insurance	31,465	12,854
	Office repairs	1,978	6,951
	Computer costs	27,299	27,247
	Bank and credit card charges	4,612	4,548
	Bad debts written off	8	2,634
	Bank interest	30,324	-
	General	6,048	2,465
	Support costs - direct costs	**161,512**	**120,084**

NOTES TO THE ACCOUNT

YEAR ENDED 31 DECEMBER 2020

11 Salaries

Group and charity

	Fundraising Expenditure	Charitable Expenditure (Tenant support)	Charitable Expenditure (Property management)	Support Costs	2020 Total Costs	2019 Total Costs
	£	£	£	£	£	£
House managers and cleaners	-	348,042	-	-	348,042	230,995
Property and housing management	-	-	467,454	-	467,454	410,361
Tenants support	-	283,798	-	-	283,798	272,713
Campaign team - 2/3	113,121	-	-	-	113,121	96,494
Campaign team - 1/3	-	-	-	56,560	56,560	48,247
Administration	-	-	-	279,489	279,489	229,673
Independent Living	-	38,592	-	-	38,592	36,585.00
Total salary expenditure	**113,121**	**670,432**	**467,454**	**336,049**	**1,587,056**	**1,325,068**

12 Staff costs

Group and charity

The costs of staff were:

	2020	2019
	£	£
Salaries	1,408,118	1,181,546
Social security costs	128,454	109,099
Pension costs	50,484	34,423
	1,587,056	1,325,068

The number of employees who received employee benefits (excluding employer pension costs) of more than £60,000 is as follows:

	2020	2019
In the band £60,001- £70,000	-	1
In the band £70,001- £80,001	1	-
In the band £80,001- £90,000	1	-
In the band £90,001- £100,000	-	1
In the band £110,001- £120,000	1	-

The pension costs relating to these employees were £12,495 (2019: £5,438)
The key management personnel of the charity comprise the Members of the Council, the Chief Executive Officer, the Property Development Director and the Head of House Management and Tenancy Support. The total salary and benefits of the key management personnel were £343,756 (2019: £302,197).

No remuneration was paid in the year to Members of the Council or their connected persons (2019: £nil) nor were expenses reimbursed to them.

Average number of employees, including part-time staff, during the year was as follows: -

	2020	2019
Direct charitable work	49	48
Fundraising	5	5
Support	6	1
	60	54

Pension costs are allocated to activities in proportion to the related staffing costs incurred and are wholly charged to unrestricted funds.

Approximately 160 (2019: 101) volunteers continue to support the professional team and the tenants. This includes 100 long-standing volunteers plus additional 60 'Covid-19' volunteers who befriended and shopped for tenants during lockdown. With the support of the volunteers, the tenants are able to enjoy the privacy of their own mobility apartment and the opportunity to be part of the community when they choose. The wide range of clubs and activities that is provided are designed to reflect the wide range of interests of the tenants.

NOTES TO THE ACCOUNT
YEAR ENDED 31 DECEMBER 2020

13 Tangible fixed assets Group	Freehold and Long Leasehold Land and Buildings £	Fixtures and Fittings £	Motor Vehicles £	Office Equipment £	Total £
Cost or valuation					
At 1 January 2020	34,251,058	67,822	99,179	74,349	34,492,408
Additions	12,437,595	-	-	43,965	12,481,560
Disposals	-	(67,822)	-	(20,027)	(87,849)
Transfer from Cavendish Housing Trust Ltd	8,620,001	2,979			8,622,980
At 31 December 2020	55,308,654	-	99,179	98,287	55,509,099
Depreciation					
At 1 January 2020	854,900	67,822	83,880	44,041	1,050,643
Charge for the year	-	596	7,650	19,658	27,904
Transfer from Cavendish Housing Trust Ltd	776,216	2,383			778,599
Fully depreciated assets	-	(67,822)	-	(20,027)	(87,849)
At 31 December 2020	1,631,116	2,979	91,530	43,672	1,769,297
Net book values					
At 31 December 2020	53,677,538	(2,979)	7,649	54,615	53,739,802
At 31 December 2019	33,396,158	-	15,299	30,308	33,441,765

(i) Land and buildings and fixtures and fittings are used directly for charitable purposes. Motor vehicles are used for care and campaign purposes, and direct charitable purposes. Office equipment is used in the management and administration of the society.

(ii) The freehold properties are deemed to be carried at cost, representing the frozen valuation as at 1 January 2014, as permitted under the transitional arrangements to FRS102. The historical cost of the freehold properties included in the valuations amounted to £34,037,423.

Tangible fixed assets Charity only	Freehold and Long Leasehold Land and Buildings £	Fixtures and Fittings £	Motor Vehicles £	Office Equipment £	Total £
Cost or valuation					
At 1 January 2020	34,560,213	67,822	99,179	74,349	34,801,563
Additions	12,437,595		-	43,965	12,481,560
Disposals	-	(67,822)	-	(20,027)	(87,849)
Transfer from Cavendish Housing Trust Ltd	8,620,001	2,979	-	-	8,622,980
At 31 December 2020	55,617,809	2,979	99,179	98,287	55,818,254
Depreciation					
At 1 January 2020	854,900	67,822	83,880	44,041	1,050,643
Charge for the year	-	596	7,650	19,658	27,904
Transfer from Cavendish Housing Trust Ltd	776,216	2,383			778,599
Disposals	-	(67,822)	-	(20,027)	(87,849)
At 31 December 2020	1,631,116	2,979	91,530	43,672	1,769,297
Net book values					
At 31 December 2020	53,986,693	-	7,649	54,615	54,048,957
At 31 December 2019	33,705,313	-	15,299	30,308	33,750,920

NOTES TO THE ACCOUNT
YEAR ENDED 31 DECEMBER 2020

14 Investment Properties - Group and Company

Fair value	2020 £	2019 £
At 1 January	885,000	-
Reclassification from tangible fixed asset on change of use	-	600,000
Revaluation	(37,513)	285,000
Disposal	(847,487)	-
At 31 December	-	885,000

15 JBD Properties Limited

Jewish Blind & Physically Handicapped Society has a wholly-owned trading subsidiary, JBD Properties Limited, a company incorporated and registered in England and Wales, company number 09174972. The principal activity of this company is the development of properties. All profits are donated to the charity by gift aid. The charity owns the entire issued share capital of 1,000 ordinary shares of £1 each. A summary of the results is shown below:

Profit and loss account	2020 £	2019 £
Turnover	25,930	327,876
Cost of Sales	(17,550)	(303,682)
Administrative expenses	(5,154)	(11,095)
Profit /(Loss) for the financial year	3,226	13,099

Balance sheet	2020 £	2019 £
Current assets:		
Debtors	92,470	62,579
Cash at bank and in hand	183,848	235,140
	276,318	297,719
Creditors: amounts falling due within one year	(275,131)	(296,532)
Net current assets/ (liabilities)	1,187	1,187
Capital and reserves:		
Called up share capital	1,000	1,000
Profit and loss reserves	187	187
	1,187	1,187

16 Debtors

	Group 2020 £	Group 2019 £	Charity 2020 £	Charity 2019 £
Amounts falling due within one year:				
Rent receivable	137,915	93,555	137,915	93,555
Amount due from subsidiary undertaking	-	-	208,537	221,155
Taxation recoverable	3,961	10,321	-	10,321
Other debtors	6,470	15,155	6,470	15,155
Prepayments and accrued income	500,328	525,492	500,328	525,492
Prepayments - Coniston Court	-	1,314,238	-	1,314,238
	648,674	1,958,761	853,250	2,179,916

NOTES TO THE ACCOUNT
YEAR ENDED 31 DECEMBER 2020

17 Investments
Group and charity

	2020 £	2019 £
Market value at 1 January 2020	6,550	5,474
Unrealised gain/(loss) in year	(779)	1,076
Market value at 31 December 2020	5,771	6,550
Historical cost at 31 December 2020	14,246	14,246

Represented by:-

UK quoted investments

468	Ordinary shares of 10p in Lloyds Banking Group plc	171	293
564	Ordinary shares of 25p in Barclays plc	827	1,013
89	Ordinary shares of 6.17 in Centrica plc	41	79
547	Ordinary shares of 11.39p in National Grid plc	4,732	5,165
		5,771	6,550

18 Creditors: amounts falling due within one year

	Group 2020 £	Group 2019 £	Charity 2020 £	Charity 2019 £
Trade creditors	63,803	32,659	63,603	31,201
Building retention monies	176,424	177,624	118,206	118,206
Other creditors	263,427	198,642	263,427	198,642
Accruals and deferred income	53,964	78,419	111,590	134,898
Bank loans	37,911	-	37,911	-
Other taxation and social security	-	11,812	-	3,411
	595,529	499,156	594,737	486,358

Included in accruals and deferred income is £17,291 of rental income deferred at the end of 2020 (2019: £22,335). Included in other creditors is pension creditor of £8,210 (2019: £7,384).

19 Creditors: amounts falling due over one year

	Group 2020 £	Group 2019 £	Charity 2020 £	Charity 2019 £
Bank loan	219,562	-	219,562	-
Housing corporation grant	1,507,633	-	1,507,633	-
	1,727,195	-	1,727,195	-
Analysis of creditor:				
Repayable between one and two years	38,103	-	38,103	-
Repayable between two and five years	115,642	-	115,642	-
Repayable after five years	1,573,450	-	1,573,450	-
	1,727,195	-	1,727,195	-

The Bank loan and Housing Corporation grant were transferred from Cavendish Housing Trust on 1 January 2020. The Bank loan was repayable in instalments over a 60-year period from March 1985 and is secured by a specific charge on a housing property. It bears interest at a fixed rate of 9.25% per annum. The housing corporation grant is amortised and released to the Statement of Financial Activities over the useful life of the land and buildings it was used to purchase.

NOTES TO THE ACCOUNT

YEAR ENDED 31 DECEMBER 2020

19 Endowment funds

	Jewish Association for Physically Handicapped £	J N Somers Charitable Will Trust £	The Frances And Dick James Charitable Settlement £	Total £
Grant received in 2001	-	1,000,000	-	1,000,000
Grant received in 2003	-	-	400,000	400,000
Grant received in 2004	-	-	200,000	200,000
Grant received in 2005	77,337	-	-	77,337
Adjustment on revaluation		246,682	152,764	399,446
Transfer to general funds		(74,802)	(45,165)	(119,967)
	77,337	1,171,880	707,599	1,956,816
Net Income at 1 January 2020	-	-	-	-
Income for year	-	-	-	-
Expenditure	-	-	-	-
Net Income at 31 December 2020	-	-	-	-
Fund balance 31 December 2020	77,337	1,171,880	707,599	1,956,816
Fund balance 31 December 2019	77,337	1,171,880	707,599	1,956,816

The J N Somers and F & D James funds represent the value of permanent endowment funds donated to the Society for the specific purpose of contributing towards the costs of sheltered housing.

The Jewish Association for the Physically Handicapped fund represents an expendable endowment fund which was donated to provide for the needs of Jewish physically disabled persons.

NOTES TO THE ACCOUNT

YEAR ENDED 31 DECEMBER 2020

20 Restricted funds
Group and charity

The restricted funds comprise the following unexpended balances of donations and grants held in trust to be applied for specific purposes.

2020	Balance at 01.01.2020 £	Movement in Funds Income £	Movement in Funds Expenditure £	Transfer to Unrestricted funds £	Balance at 31.12.2020 £
Milne Court fund	6,000	-			6,000
School project fund	15,318	5,000	(442)	-	19,876
Tenant event fund	11,119	7,900	(12,369)	-	6,650
Tenant event fund Yaron Taal		4,500	(5,061)		(561)
Buildings fund	5,000	57,850	(73,246)	10,395	-
Tenant grant funded		1,438	(1,273)		165
Independent Living	53,333	326	(10,245)	-	43,414
CRC2		5,000	-	(5,000)	-
Other	11,697	798	(1,305)	(555)	10,635
	102,467	82,813	(103,940)	4,840	86,180

2019	Balance at 01.01.2019 £	Movement in Funds Income £	Movement in Funds Expenditure £	Transfer from Unrestricted funds £	Balance at 31.12.2019 £
Milne Court fund	4,389	6,000		(4,389)	6,000
School project fund	5,552	12,927	(3,161)	-	15,318
Tenant event fund	13,951	553	(3,385)		11,119
Cherry Tree Court	-	9,500	(9,500)	-	-
Fairacres Funds	-	5,000	-	-	5,000
Frances & Dick James Court Refurbishment fund	-	50,000	(50,000)		-
Bushey development fund		277,406	(8,833)	(268,573)	-
Independent Living Project	57,518	44,216	(48,401)	-	53,333
Other	7,760	18,525	(14,588)		11,697
	89,170	424,127	(137,868)	(272,962)	102,467

Transfers of funds
The transfer of funds represents the purchase of buildings and refurbishment. The purchases have fulfilled the restrictions and the costs have been transferred to general funds.

21 Unrestricted funds

Group	Building Fund £	Fixed Assets Fund £	Planned Maintenance Fund £	General Fund £	Total Funds £
At 1 January 2020	11,740,528	32,447,286	-	600,000	44,787,814
Net income for year before transfers	-	-	-	1,974,804	1,974,804
(Loss) on investment	-	-	-	(38,292)	(38,292)
Transfer from Cavendish Housing Trust Ltd	-	7,843,785	-	1,430,958	9,274,743
Transfers	(7,198,989)	10,061,619	500,000	(3,367,470)	(4,840)
At 31 December 2020	4,541,539	50,352,690	500,000	600,000	55,994,229

NOTES TO THE ACCOUNT

YEAR ENDED 31 DECEMBER 2020

21 Unrestricted funds (Continued)

Charity	Building Fund £	Fixed Assets Fund £	Planned Maintenance Fund £	General Fund £	Total Funds £
At 1 January 2020	11,740,528	32,756,253	-	600,000	45,096,781
Net income for year before transfers	-	-	-	1,959,998	1,959,998
Loss on investment	-	-	-	(779)	(779)
Transfer from Cavendish Housing Trust Ltd	-	7,843,785	-	1,430,958	9,274,743
Transfers	(7,198,989)	10,061,807	500,000	(3,367,658)	(4,840)
At 31 December 2020	4,541,539	50,661,845	500,000	622,519	56,325,903

The Council of Members have reviewed the designated funds and have initiated a number of transfers so that the final balances represent a more accurate picture of the funds held in line with their current strategy.

Building Fund - funds set aside for acquisition, development and refurbishment of properties for sheltered housing accommodation. This includes the refurbishment costs for Coniston Court to be spent in the next 12 months.

Planned Maintenance fund - funds set aside for the planned maintenance works in 2021.

Fixed Asset Fund - this represents the net book value of the total fixed assets used by the charity which are not included in Endowment funds. Transfers to and from the fund represent the proportionate amount in net book values.

22 Analysis of net assets between funds

2020	Endowment Funds £	Restricted Funds £	Designated Funds £	General Funds £	Total Funds £
Fixed assets	1,879,479	-	51,860,323	-	53,739,802
Net current assets	77,337	86,180	5,041,539	819,562	6,024,618
Creditors over one year	-	-	(1,507,633)	(219,562)	(1,727,195)
Total net assets at 31 December 2020	1,956,816	86,180	55,394,229	600,000	58,037,225

2019	Endowment Funds £	Restricted Funds £	Designated Funds £	General Funds £	Total Funds £
Fixed assets	1,879,479	-	32,447,286	-	34,326,765
Current assets	77,337	102,467	11,740,528	1,099,156	13,019,488
Current liabilities	-	-	-	(499,156)	(499,156)
Total net assets at 31 December 2019	1,956,816	102,467	44,187,814	600,000	46,847,097

23 Cash generated from operations

	2020 £	2019 £
Net movement in funds for the year	1,915,385	2,366,061
Adjustments for:		
Depreciation of property, plant and equipment	27,904	21,321
Unrealised (gains)/losses on investments	38,292	(286,076)
Interest income	(18,563)	(86,551)
Dividend income	(243)	(301)
Interest paid	30,324	-
Release of housing grant	(35,896)	-
Gain in disposal of fixed asset	-	(7,143)
(Increase)/decrease in trade and other debtors	41,430	(751,422)
Increase/(decrease) in trade and other creditors	(17,512)	(78,431)
Cash generated from operations	1,981,121	1,177,458

Net Debt Reconciliation	1 January £	Transfer from Cavendish	Cashflows £	31 December £
Cash at bank and in hand	11,054,177	-	(5,088,475)	5,965,702
Bank loan	-	(223,418)	1,841	(221,577)
	11,054,177	1,177,458	(5,086,634)	5,744,125

NOTES TO THE ACCOUNT

YEAR ENDED 31 DECEMBER 2020

24 Operating lease commitments

	Group 2020 £	Group 2019 £	Charity 2020 £	Charity 2019 £
Amounts due within one year	4,535	4,535	4,535	4,535
Amounts due between two and five years	8,661	13,196	8,661	13,196
	13,196	17,731	13,196	17,731

25 Legal status of the Society

The Society is a private company limited by guarantee and has no share capital. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity.

26 Related Party Transactions

Jewish Blind & Physically Handicapped Society has a wholly owned trading subsidiary, JBD Properties Limited. During the year, JBD Properties invoiced Jewish Blind & Physically Handicapped Society (JBDS) £Nil (2019: £323,876) (gross) and accrued costs of £nil (2019: £62,579) for the Bushey Heath Development costs. At the year end, £208,537 (2019: £221,155) was owed from JBD Properties Limited.

During the year, Stewart Partners provided payroll services totalling £2,767 (2019 - £2,052) to Jewish Blind & Physically Handicapped Society. At the year end, there were £nil amounts outstanding (2019 - £nil). Stewart Partners is controlled by close family of one of the trustees.

27 Cavendish Housing Trust

The assets and liabilities of Cavendish Housing Trust Limited were transferred to the Jewish Blind and Physically Handicapped Society on 1st January 2020. The total assets were £9,274,743. Cavendish Housing Trust Limited was a Housing Trust where the majority of the Trustees were also Trustees of Jewish Blind & Physically Handicapped Society.

JEWISH BLIND & DISABLED

The key to independence

