

DILLHAVEN LIMITED

England & Wales · Charity number 273664

Details

Status Registered

Legal form Charitable company

Company number [01292729](#)

Registered 1977-06-13

Register [View on the Charity Commission register](#)

Contact

Address 71 Windermere Street West
Gateshead
NE8 1TX

Phone 01914779385

Email ELLINSON.S@GMAIL.COM

Activities

Objects: TO ADVANCE RELIGION IN ACCORDANCE WITH THE ORTHODOX JEWISH FAITH AND FOR SUCH OTHER PURPOSES AS ARE RECONGNISED BY ENGLISH LAW AS CHARITABLE.

Activities: The objects of the charity are to advance religion in accordance with the Orthodox Jewish faith and for such other purposes as are recognised by English law as charitable.

Classification

- **How:** Makes Grants To Organisations
- **What:** Education/training, Religious Activities
- **Who:** People Of A Particular Ethnic Or Racial Origin, Other Charities Or Voluntary Bodies

Geography

- **Area of benefit:** NATIONAL AND OVERSEAS
- Gateshead
- Newcastle Upon Tyne City
- North Tyneside
- South Tyneside
- Sunderland

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£205,145	£200,562	-	-
2024-03-31	£238,352	£250,953	-	-
2023-03-31	£273,566	£286,364	-	-
2022-03-31	£273,824	£288,248	-	-
2021-03-31	£170,563	£297,277	-	-

Trustees

Name	Role	Appointed
RUTH ELLINSON		1976-12-30
SOLOMON ELLINSON		1994-03-16
ZVI ELLINSON		2021-08-24

DILLHAVEN LIMITED

England & Wales - Charity number 273664

Accounts

Company registration number 01292729 (England and Wales)

Charity registration number 273664 (England and Wales)

DILLHAVEN LIMITED
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

DILLHAVEN LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mrs R Ellinson Mr S Ellinson Mr Z Ellinson
Secretary	Mr D Ellinson
Charity number	273664
Company number	01292729
Registered office	71 Windermere Street Gateshead Tyne and Wear NE8 1TX
Independent examiner	Robson Laidler Accountants Limited Fernwood House Fernwood Road Jesmond Newcastle upon Tyne NE2 1TJ
Bankers	HSBC Bank plc 110 Grey Street Newcastle upon Tyne Tyne and Wear NE1 6JG

DILLHAVEN LIMITED

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DILLHAVEN LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 31 MARCH 2025

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

The financial statements have been prepared in accordance with the accounting policies set out in the financial statements, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)".

Objectives and activities

The main objective of the company is the furtherance of Jewish religion and education. The company is a registered charity.

Public benefit

The trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Trust's aims and objectives and in planning future activities.

Volunteers

The company is not dependent upon voluntary helpers.

Achievements and performance

Charitable activities

The surplus of income over expenditure for the year was £59,583 (2024: deficit £12,601) including a gain of £55,000 on the revaluation of investment property. The company donated £162,850 to charity during the year (2024: £193,640).

The charity's aims over the next few years are to generate rents from the investment portfolio to give it sufficient funds to be able to pay similar levels of charitable gifts to Jewish religious and educational charities.

Financial review

Principal funding sources

The company's income consists of rents received from its investment properties and charitable donations from related parties. The income is then distributed to various Jewish charities and organisations in the form of donations.

The trustees regularly review the property market to find suitable alternative properties to invest in. There have been no additions or disposals of properties during the year.

Reserves policy

At 31 March 2025, the charity had total reserves of £658,103 (2024: £598,520). The charity does not currently have a formal reserves policy but plans to use available funds to finance its investments in order to generate income for future years.

Structure, governance and management

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

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

Mrs R Ellinson
Mr S Ellinson
Mr Z Ellinson

DILLHAVEN LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) *FOR THE YEAR ENDED 31 MARCH 2025*

Recruitment and appointment of trustees

From time to time it is necessary for the charity to recruit new trustees to replace those that have either resigned during their term of office, or by way of anticipating planned retirements, after the completion of a single term.

When a vacancy occurs, the Board will determine the mix of skills and experience needed so as to ensure a fully functioning team of trustees and will seek to identify individuals who appear to have the qualities and interest in what we do.

Organisational structure

The trustees meet on a regular basis to administer all matters in respect of the charity including the payment of donations.

SHARE CAPITAL

The company is limited by guarantee and does not have a share capital.

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

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

Mr Z Ellinson
Trustee

29 January 2026

DILLHAVEN LIMITED

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2025

The trustees, who are also the directors of Dillhaven Limited for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charity 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 charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

DILLHAVEN LIMITED

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF DILLHAVEN LIMITED

I report to the trustees on my examination of the financial statements of Dillhaven Limited (the charity) for the year ended 31 March 2025.

Responsibilities and basis of report

As the trustees of the charity (and also its directors for the purposes of company law), you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006.

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the Companies Act 2006 and are eligible for independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

Independent examiner's statement

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

- 1 accounting records were not kept in respect of the charity as required by section 386 of the Companies Act 2006.
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the Companies Act 2006 other than any requirement that the financial statements give a true and fair view, which is not a matter considered as part of an independent examination; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

Peter Charles BSc FCA
Robson Laidler Accountants Limited
Fernwood House
Fernwood Road
Jesmond
Newcastle upon Tyne
NE2 1TJ

Dated: 29 January 2026

DILLHAVEN LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

	Notes	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Income from:			
Donations and legacies	2	150,000	182,500
Investments	3	55,145	55,852
		<u> </u>	<u> </u>
Total income		205,145	238,352
		<u> </u>	<u> </u>
Expenditure on:			
Raising funds	4	36,336	55,830
Charitable activities	5	164,226	195,123
		<u> </u>	<u> </u>
Total expenditure		200,562	250,953
		<u> </u>	<u> </u>
Net gains/(losses) on investments	10	55,000	-
		<u> </u>	<u> </u>
Net income/(expenditure) and movement in funds		59,583	(12,601)
Reconciliation of funds:			
Fund balances at 1 April 2024		598,520	611,121
		<u> </u>	<u> </u>
Fund balances at 31 March 2025		658,103	598,520
		<u> </u>	<u> </u>

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

DILLHAVEN LIMITED

BALANCE SHEET

AS AT 31 MARCH 2025

		2025		2024	
	Notes	£	£	£	£
Fixed assets					
Investment property	12		680,000		625,000
Current assets					
Debtors	13	90,995		51,840	
Cash at bank and in hand		630		4,133	
		<u>91,625</u>		<u>55,973</u>	
Creditors: amounts falling due within one year	14	<u>(113,522)</u>		<u>(82,453)</u>	
Net current liabilities			<u>(21,897)</u>		<u>(26,480)</u>
Total assets less current liabilities			<u>658,103</u>		<u>598,520</u>
The funds of the charity					
Unrestricted funds	15		658,103		598,520
			<u>658,103</u>		<u>598,520</u>

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2025.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

The financial statements were approved by the trustees on 29 January 2026

Mr Z Ellinson
Trustee

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

Charity information

Dillhaven Limited is a private company limited by guarantee incorporated in England and Wales. The registered office is 71 Windermere Street, Gateshead, Tyne and Wear, NE8 1TX.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

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

The financial statements are prepared in UK sterling which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £1.

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

1.2 Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation, and this requires a level of performance before entitlement can be obtained, then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

1.3 Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

1.4 Investment properties

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the statement of financial activities.

The methods and significant assumptions used to ascertain the fair value of £680,000 and fair value movement of £55,000 credited to income/expenditure for the year are as follows:

The investment property has been valued at fair value based on trustees' estimates

1.5 Impairment of assets

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. If such indication exists, the recoverable amount of the asset, or the asset's cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in profit or loss unless the asset is carried at a revalued amount where the impairment loss is a revaluation decrease.

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies (Continued)

1.6 Cash and cash equivalents

Cash and cash equivalents comprises cash in hand and current balances with banks and other institutions, which are readily convertible to known amounts of cash and which are subject to insignificant risk of change in value.

1.7 Taxation

The charity is exempt from corporation tax on its charitable activities.

1.8 Provisions

Provisions are recognised when the company has an obligation at the balance sheet date as a result of a past event, it is probable that an outflow of economic benefits will be required in settlement and the amount can be reliably estimated.

1.9 Investment income

Investment income represents rents receivable in accordance with the underlying property leases.

1.10 Debtors and creditors receivable/payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss account in other administrative expenses.

1.11 Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

2 Donations and legacies

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Donations and gifts	120,000	146,000
Gift aid	30,000	36,500
	<u>150,000</u>	<u>182,500</u>

3 Investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Rents receivable	55,145	55,852
	<u>55,145</u>	<u>55,852</u>

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

4 Raising funds

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
<u>Investment management costs</u>		
Insurance	14,074	376
Rates and water	5,522	-
Property repairs	6,934	7,514
Legal and professional fees	9,806	47,940
	<u>36,336</u>	<u>55,830</u>
	<u>36,336</u>	<u>55,830</u>

5 Expenditure on charitable activities

	Jewish religious activities 2025 £	Jewish religious activities 2024 £
Direct costs		
Grant funding of activities (see note 6)	162,850	193,640
Share of support and governance costs (see note 7)		
Support	1,376	1,483
	<u>164,226</u>	<u>195,123</u>
Analysis by fund		
Unrestricted funds	<u>164,226</u>	<u>195,123</u>

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

6 Grants payable

	Charitable Expenditure 2025 £	Charitable Expenditure 2024 £
Grants to institutions:		
VHLT	-	25,000
T&S Trust Fund	7,000	8,500
Gateshead Kehilla Kollel	35,000	10,000
Yishaya Adler Memorial Fund	63,500	64,540
Amud Hatzdokoh Trust	20,000	-
The Gevurath Ari Torah Academy Trust	-	20,000
Friends of Ateres Moshe	-	20,000
Comet Charities	-	10,000
North London Welfare and Educational Foundation	-	10,000
Mifal Tzedoko V'Chesed Limited	10,000	-
Bait Limud Vchesed	10,000	-
Other (less than £10,000)	17,350	25,600
	<u>162,850</u>	<u>193,640</u>

7 Support costs allocated to activities

	2025 £	2024 £
Governance costs	1,376	1,483
	<u>1,376</u>	<u>1,483</u>
Analysed between:		
Jewish religious activities	1,376	1,483
	<u>1,376</u>	<u>1,483</u>
	2025 £	2024 £
Governance costs comprise:		
Legal and professional	110	194
Independent examiner fee	1,266	1,289
	<u>1,376</u>	<u>1,483</u>

8 Trustees' remuneration and benefits

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

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

9 Employees

The average monthly number of employees during the year was:

	2025 Number	2024 Number
Total	-	-

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

10 Gains and losses on investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Gains/(losses) arising on:		
Revaluation of investment properties	55,000	-

11 Taxation

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

12 Investment property

	2025 £
Fair value	
At 1 April 2024	625,000
Net gains or losses through fair value adjustments	55,000
At 31 March 2025	680,000

If the investment property had not been revalued it would be included in the accounts at a historic cost of £241,538 (2024: £241,538).

13 Debtors

	2025 £	2024 £
Amounts falling due within one year:		
Taxation recoverable	5,000	-
Prepayments and accrued income	85,995	51,840
	90,995	51,840

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

14 Creditors: amounts falling due within one year

	2025 £	2024 £
Other creditors	16,000	16,000
Accruals and deferred income	97,522	66,453
	<u>113,522</u>	<u>82,453</u>

15 Unrestricted funds

	At 1 April 2024 £	Incoming resources £	Resources expended £	Gains and losses £	At 31 March 2025 £
General funds	598,520	205,145	(200,562)	55,000	658,103
	<u>598,520</u>	<u>205,145</u>	<u>(200,562)</u>	<u>55,000</u>	<u>658,103</u>
Previous year:	At 1 April 2023 £	Incoming resources £	Resources expended £	Gains and losses £	At 31 March 2024 £
General funds	611,121	238,352	(250,953)	-	598,520
	<u>611,121</u>	<u>238,352</u>	<u>(250,953)</u>	<u>-</u>	<u>598,520</u>

16 Analysis of net assets between funds

	Unrestricted funds 2025 £
At 31 March 2025:	
Investment properties	680,000
Current assets/(liabilities)	(21,897)
	<u>658,103</u>
	<u>658,103</u>
	Unrestricted funds 2024 £
At 31 March 2024:	
Investment properties	625,000
Current assets/(liabilities)	(26,480)
	<u>598,520</u>
	<u>598,520</u>

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) *FOR THE YEAR ENDED 31 MARCH 2025*

17 Related party transactions

Transactions with related parties

During the year the charity entered into the following transactions with related parties:

Included within other creditors is an unsecured loan of £15,500 (2024: £15,500) from R Ellinson, a trustee of the charity.

DILLHAVEN LIMITED

England & Wales - Charity number 273664

Accounts

Charity registration number 273664

Company registration number 01292729 (England and Wales)

DILLHAVEN LIMITED
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

DILLHAVEN LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mrs R Ellinson Mr S Ellinson Mr Z Ellinson
Secretary	Mr D Ellinson
Charity number	273664
Company number	01292729
Registered office	71 Windermere Street Gateshead Tyne and Wear NE8 1TX
Independent examiner	Robson Laidler Accountants Limited Fernwood House Fernwood Road Jesmond Newcastle upon Tyne NE2 1TJ
Bankers	HSBC Bank plc 110 Grey Street Newcastle upon Tyne Tyne and Wear NE1 6JG

DILLHAVEN LIMITED

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DILLHAVEN LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2024

The trustees present their annual report and financial statements for the year ended 31 March 2024.

The financial statements have been prepared in accordance with the accounting policies set out in the financial statements, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)".

Objectives and activities

The main objective of the company is the furtherance of Jewish religion and education. The company is a registered charity.

Public benefit

The trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Trust's aims and objectives and in planning future activities.

Volunteers

The company is not dependent upon voluntary helpers.

Achievements and performance

Charitable activities

The deficit of income over expenditure for the year was £12,601 (2022: deficit £12,798) with no gains or losses on the revaluation of investment property. The charity donated £193,640 to charities during the year (2023: £243,700).

The charity's aims over the next few years are to generate rents from the investment portfolio to give it sufficient funds to be able to pay similar levels of charitable gifts to Jewish religious and educational charities.

Financial review

Principal funding sources

The company's income consists of rents received from its investment properties and charitable donations from related parties. The income is then distributed to various Jewish charities and organisations in the form of donations.

The trustees regularly review the property market to find suitable alternative properties to invest in. There have been no additions or disposals of properties during the year.

Reserves policy

At 31 March 2024, the charity had total reserves of £598,520 (2023: £611,121). The charity does not currently have a formal reserves policy but plans to use available funds to finance its investments in order to generate income for future years.

Structure, governance and management

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

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

Mrs R Ellinson
Mr S Ellinson
Mr Z Ellinson

DILLHAVEN LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

Recruitment and appointment of trustees

From time to time it is necessary for the charity to recruit new trustees to replace those that have either resigned during their term of office, or by way of anticipating planned retirements, after the completion of a single term.

When a vacancy occurs, the Board will determine the mix of skills and experience needed so as to ensure a fully functioning team of trustees and will seek to identify individuals who appear to have the qualities and interest in what we do.

Organisational structure


The trustees meet on a regular basis to administer all matters in respect of the charity including the payment of donations.

SHARE CAPITAL

The company is limited by guarantee and does not have a share capital.

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

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


.....
M/Z Ellinson

Trustee

Date: 30/01/25.....

DILLHAVEN LIMITED

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2024

The trustees, who are also the directors of Dillhaven Limited for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charity 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 charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

DILLHAVEN LIMITED

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF DILLHAVEN LIMITED

I report to the trustees on my examination of the financial statements of Dillhaven Limited (the charity) for the year ended 31 March 2024.

Responsibilities and basis of report

As the trustees of the charity (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

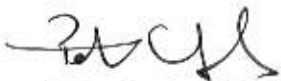
Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

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

- 1 accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.



Peter Charles BSc FCA
Robson Laidler Accountants Limited
Fernwood House
Fernwood Road
Jesmond
Newcastle upon Tyne
NE2 1TJ

Dated: 30 January 2025

DILLHAVEN LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2024

	Notes	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Income from:			
Donations and legacies	2	182,500	213,751
Investments	3	55,852	59,815
Total income		<u>238,352</u>	<u>273,566</u>
Expenditure on:			
Raising funds	4	55,830	41,234
Charitable activities	5	195,123	245,130
Total expenditure		<u>250,953</u>	<u>286,364</u>
Net expenditure and movement in funds		(12,601)	(12,798)
Reconciliation of funds:			
Fund balances at 1 April 2023		611,121	623,919
Fund balances at 31 March 2024		<u>598,520</u>	<u>611,121</u>

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

DILLHAVEN LIMITED

BALANCE SHEET

AS AT 31 MARCH 2024

	Notes	2024		2023	
		£	£	£	£
Fixed assets					
Investment property	11		625,000		625,000
Current assets					
Debtors	12	51,840		17,933	
Cash at bank and in hand		4,133		2,028	
		<u>55,973</u>		<u>19,961</u>	
Creditors: amounts falling due within one year	13	<u>(82,453)</u>		<u>(33,840)</u>	
Net current liabilities			<u>(26,480)</u>		<u>(13,879)</u>
Total assets less current liabilities			<u>598,520</u>		<u>611,121</u>
The funds of the charity					
Unrestricted funds	14		<u>598,520</u>		<u>611,121</u>
			<u>598,520</u>		<u>611,121</u>

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2024.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

The financial statements were approved by the trustees on 30/01/25


.....
Mr Z Ellinson
Trustee

Company registration number 01292729 (England and Wales)

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

1 Accounting policies

Charity information

Dillhaven Limited is a private company limited by guarantee incorporated in England and Wales. The registered office is 71 Windermere Street, Gateshead, Tyne and Wear, NE8 1TX.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

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

The financial statements are prepared in UK sterling which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £1.

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

1.2 Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation, and this requires a level of performance before entitlement can be obtained, then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

1.3 Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

1.4 Investment properties

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the statement of financial activities.

The methods and significant assumptions used to ascertain the fair value of £625,000 and fair value movement of £Nil included in the income/expenditure for the year are as follows:

The investment property has been valued at fair value based on trustees' estimates

1.5 Impairment of assets

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. If such indication exists, the recoverable amount of the asset, or the asset's cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in profit or loss unless the asset is carried at a revalued amount where the impairment loss is a revaluation decrease.

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

1 Accounting policies (Continued)

1.6 Cash and cash equivalents

Cash and cash equivalents comprises cash in hand and current balances with banks and other institutions, which are readily convertible to known amounts of cash and which are subject to insignificant risk of change in value.

1.7 Taxation

The charity is exempt from corporation tax on its charitable activities.

1.8 Provisions

Provisions are recognised when the company has an obligation at the balance sheet date as a result of a past event, it is probable that an outflow of economic benefits will be required in settlement and the amount can be reliably estimated.

1.9 Investment income

Investment income represents rents receivable in accordance with the underlying property leases.

1.10 Debtors and creditors receivable/payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss account in other administrative expenses.

1.11 Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

2 Donations and legacies

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Donations and gifts	146,000	171,000
Gift aid	36,500	42,751
	<u>182,500</u>	<u>213,751</u>

3 Investments

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Rents receivable	<u>55,852</u>	<u>59,815</u>

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

4 Raising funds

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
<u>Investment management costs</u>		
Insurance	376	1,484
Rates and water	-	650
Property repairs	7,514	6,801
Legal and professional fees	47,940	32,299
	<u>55,830</u>	<u>41,234</u>
	<u>55,830</u>	<u>41,234</u>

5 Expenditure on charitable activities

	Jewish religious activities 2024 £	Jewish religious activities 2023 £
Direct costs		
Grant funding of activities (see note 6)	193,640	243,700
Share of support and governance costs (see note 7)		
Support	1,483	1,430
	<u>195,123</u>	<u>245,130</u>
Analysis by fund		
Unrestricted funds	<u>195,123</u>	<u>245,130</u>

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

6 Grants payable

	Charitable Expenditure 2024 £	Charitable Expenditure 2023 £
Grants to institutions:		
VHLT	25,000	-
T&S Trust Fund	8,500	21,000
Gateshead Kehilla Kollel	10,000	36,000
Yishaya Adler Memorial Fund	64,540	67,000
Yad Leyad	-	15,000
The Telz Talmudical Academy and Talmud Torah Trust	-	20,000
British Friends of Igud Hakolelim	-	30,000
The Gevurath Ari Torah Academy Trust	20,000	30,000
Friends of Ateres Moshe	20,000	10,000
Comet Charities	10,000	-
Norh London Welfare and Educational Foundation	10,000	-
Other (less than £10,000)	25,600	14,700
	<u>193,640</u>	<u>243,700</u>

7 Support costs allocated to activities

	2024 £	2023 £
Governance costs	<u>1,483</u>	<u>1,430</u>
Analysed between:		
Jewish religious activities	<u>1,483</u>	<u>1,430</u>
	2024 £	2023 £
Governance costs comprise:		
Legal and professional	194	262
Independent examiner fee	1,289	1,168
	<u>1,483</u>	<u>1,430</u>

8 Trustees' remuneration and benefits

There were no trustees' remuneration or other benefits for the year ended 31 March 2024 nor for the year ended 31 March 2023.

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

9 Employees

The average monthly number of employees during the year was:

	2024 Number	2023 Number
Total	-	-

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

10 Taxation

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

11 Investment property

	2024 £
Fair value At 1 April 2023 and 31 March 2024	625,000

If the investment property had not been revalued it would be included in the accounts at a historic cost of £241,538 (2023: £241,538).

12 Debtors

	2024 £	2023 £
Amounts falling due within one year:		
Taxation recoverable	-	9,001
Prepayments and accrued income	51,840	8,932
	<u>51,840</u>	<u>17,933</u>

13 Creditors: amounts falling due within one year

	2024 £	2023 £
Other creditors	16,000	16,000
Accruals and deferred income	66,453	17,840
	<u>82,453</u>	<u>33,840</u>

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

14 Unrestricted funds

	At 1 April 2023 £	Incoming resources £	Resources expended £	At 31 March 2024 £
General funds	611,121	238,352	(250,953)	598,520
Previous year:	At 1 April 2022 £	Incoming resources £	Resources expended £	At 31 March 2023 £
General funds	623,919	273,566	(286,364)	611,121

15 Analysis of net assets between funds

	Unrestricted funds 2024 £
At 31 March 2024:	
Investment properties	625,000
Current assets/(liabilities)	(26,480)
	<u>598,520</u>
	Unrestricted funds 2023 £
At 31 March 2023:	
Investment properties	625,000
Current assets/(liabilities)	(13,879)
	<u>611,121</u>

16 Related party transactions

Transactions with related parties

During the year the charity entered into the following transactions with related parties:

Included within other creditors is an unsecured loan of £15,500 (2023: £15,500) from R Ellinson, a trustee of the charity.

DILLHAVEN LIMITED

England & Wales - Charity number 273664

Accounts

Charity registration number 273664

Company registration number 01292729 (England and Wales)

DILLHAVEN LIMITED
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

DILLHAVEN LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mrs R Ellinson Mr S Ellinson Mr Z Ellinson
Secretary	Mr D Ellinson
Charity number	273664
Company number	01292729
Registered office	71 Windermere Street Gateshead Tyne and Wear NE8 1TX
Independent examiner	Robson Laidler Accountants Limited Fernwood House Fernwood Road Jesmond Newcastle upon Tyne NE2 1TJ
Bankers	HSBC Bank plc 110 Grey Street Newcastle upon Tyne Tyne and Wear NE1 6JG

DILLHAVEN LIMITED

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Independent examiner's report	4
Statement of financial activities	5
Balance sheet	6
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DILLHAVEN LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTOR'S REPORT) FOR THE YEAR ENDED 31 MARCH 2023

The trustees present their annual report and financial statements for the year ended 31 March 2023.

The financial statements have been prepared in accordance with the accounting policies set out in the financial statements, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)".

Objectives and activities

The main objective of the company is the furtherance of Jewish religion and education. The company is a registered charity.

Public benefit

The trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Trust's aims and objectives and in planning future activities.

Volunteers

The company is not dependent upon voluntary helpers.

Achievements and performance

Charitable activities

The deficit of income over expenditure for the year was £12,798 (2022: deficit £14,424) with no gains or losses on the revaluation of investment property. The charity donated £243,700 to charities during the year (2022: £263,851).

The charity's aims over the next few years are to generate rents from the investment portfolio to give it sufficient funds to be able to pay similar levels of charitable gifts to Jewish religious and educational charities.

Financial review

Principal funding sources

The company's income consists of rents received from its investment properties and charitable donations from related parties. The income is then distributed to various Jewish charities and organisations in the form of donations.

The trustees regularly review the property market to find suitable alternative properties to invest in. There have been no additions or disposals of properties during the year.

Reserves policy

At 31 March 2023, the charity had total reserves of £611,121 (2022: £623,919). The charity does not currently have a formal reserves policy but plans to use available funds to finance its investments in order to generate income for future years.

Structure, governance and management

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

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

Mrs R Ellinson
Mr S Ellinson
Mr Z Ellinson

DILLHAVEN LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTOR'S REPORT) (CONTINUED) *FOR THE YEAR ENDED 31 MARCH 2023*

From time to time it is necessary for the charity to recruit new trustees to replace those that have either resigned during their term of office, or by way of anticipating planned retirements, after the completion of a single term.

When a vacancy occurs, the Board will determine the mix of skills and experience needed so as to ensure a fully functioning team of trustees and will seek to identify individuals who appear to have the qualities and interest in what we do.

The trustees meet on a regular basis to administer all matters in respect of the charity including the payment of donations.

SHARE CAPITAL

The company is limited by guarantee and does not have a share capital.

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

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

Mr S Ellinson
Trustee

15 January 2024

DILLHAVEN LIMITED

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2023

The trustees, who are also the directors of Dillhaven Limited for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charity 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 charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

DILLHAVEN LIMITED

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF DILLHAVEN LIMITED

I report to the trustees on my examination of the financial statements of Dillhaven Limited (the charity) for the year ended 31 March 2023.

Responsibilities and basis of report

As the trustees of the charity (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of ICAEW, which is one of the listed bodies.

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

- 1 accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

Peter Charles BSc FCA
Robson Laidler Accountants Limited
Fernwood House
Fernwood Road
Jesmond
Newcastle upon Tyne
NE2 1TJ

Dated: 23 January 2024

DILLHAVEN LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2023

		Unrestricted funds	Unrestricted funds
		2023	2022
	Notes	£	£
<u>Income from:</u>			
Donations and legacies	2	213,751	218,750
Investments	3	59,815	55,074
		<hr/>	<hr/>
Total income		273,566	273,824
		<hr/>	<hr/>
<u>Expenditure on:</u>			
Raising funds	4	41,234	22,894
		<hr/>	<hr/>
Charitable activities	5	245,130	265,354
		<hr/>	<hr/>
Total expenditure		286,364	288,248
		<hr/>	<hr/>
Net expenditure for the year/ Net movement in funds		(12,798)	(14,424)
Fund balances at 1 April 2022		623,919	638,343
		<hr/>	<hr/>
Fund balances at 31 March 2023		611,121	623,919
		<hr/> <hr/>	<hr/> <hr/>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

DILLHAVEN LIMITED

BALANCE SHEET

AS AT 31 MARCH 2023

	Notes	2023 £	£	2022 £	£
Fixed assets					
Investment property	11		625,000		625,000
Current assets					
Debtors	12	17,933		15,526	
Cash at bank and in hand		2,028		4,808	
		<u>19,961</u>		<u>20,334</u>	
Creditors: amounts falling due within one year	13	<u>(33,840)</u>		<u>(21,415)</u>	
Net current liabilities			<u>(13,879)</u>		<u>(1,081)</u>
Total assets less current liabilities			<u>611,121</u>		<u>623,919</u>
Income funds					
Unrestricted funds - general			<u>611,121</u>		<u>623,919</u>
			<u>611,121</u>		<u>623,919</u>

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2023.

The director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

The financial statements were approved by the Trustees on 15 January 2024

Mr S Ellinson
Trustee

Company registration number 01292729

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies

Charity information

Dillhaven Limited is a private company limited by guarantee incorporated in England and Wales. The registered office is 71 Windermere Street, Gateshead, Tyne and Wear, NE8 1TX.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

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

The financial statements are prepared in UK sterling which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £1.

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

1.2 Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation, and this requires a level of performance before entitlement can be obtained, then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

1.3 Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

1.4 Investment properties

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the statement of financial activities.

The methods and significant assumptions used to ascertain the fair value of £625,000 and fair value movement of £Nil included in the income/expenditure for the year are as follows:

The investment property has been valued at fair value based on trustees' estimates

1.5 Impairment of assets

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. If such indication exists, the recoverable amount of the asset, or the asset's cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in profit or loss unless the asset is carried at a revalued amount where the impairment loss is a revaluation decrease.

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies (Continued)

1.6 Cash and cash equivalents

Cash and cash equivalents comprises cash in hand and current balances with banks and other institutions, which are readily convertible to known amounts of cash and which are subject to insignificant risk of change in value.

1.7 Taxation

The charity is exempt from corporation tax on its charitable activities.

1.8 Provisions

Provisions are recognised when the company has an obligation at the balance sheet date as a result of a past event, it is probable that an outflow of economic benefits will be required in settlement and the amount can be reliably estimated.

1.9 Investment income

Investment income represents rents receivable in accordance with the underlying property leases.

1.10 Debtors and creditors receivable/payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss account in other administrative expenses.

1.11 Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

2 Donations and legacies

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Donations and gifts	171,000	175,000
Gift aid	42,751	43,750
	<u>213,751</u>	<u>218,750</u>

3 Investments

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Rents receivable	59,815	55,074
	<u>59,815</u>	<u>55,074</u>

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

4 Raising funds

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
<u>Investment management costs</u>		
Insurance	1,484	3,364
Rates and water	650	120
Light and heat	-	910
Property repairs	6,801	5,506
Legal and professional fees	32,299	12,994
	<hr/>	<hr/>
	41,234	22,894
	<hr/>	<hr/>
	41,234	22,894
	<hr/> <hr/>	<hr/> <hr/>

5 Charitable activities

	Charitable Expenditure 2023 £	Charitable Expenditure 2022 £
Grant funding of activities (see note 6)	243,700	263,851
Share of support costs (see note 7)	1,430	1,503
	<hr/>	<hr/>
	245,130	265,354
	<hr/> <hr/>	<hr/> <hr/>

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

6 Grants payable

	Charitable Expenditure 2023	Charitable Expenditure 2022
	£	£
Grants to institutions:		
Sameach	-	10,000
Beis Chaya Rochel	2,000	4,000
T&S Trust Fund	21,000	12,300
Gateshead Kehilla Kollel	36,000	30,001
Yishaya Adler Memorial Fund	67,000	108,000
Yad Leyad	15,000	-
The Telz Talmudical Academy and Talmud Torah Trust	20,000	20,000
Jewish Teachers Training College	-	5,000
The Gevurath Ari Torah Academy Trust	30,000	20,000
Friends of Ateres Moshe	10,000	10,000
Institute for Higher Rabbinical Studies	5,000	16,000
The Beth Ha-Talmud Scholarship Fund	2,000	4,000
Tomchei Torah Charitable Trust	-	4,700
Yeshiva L'Zeirim Tiferes Yaacov Gateshead	-	10,000
British Friends of Igud Hakolelim	30,000	-
Other	5,700	9,850
	<u>243,700</u>	<u>263,851</u>

7 Support costs

	Support costs	Governance costs	2023	Support costs	Governance costs	2022
	£	£	£	£	£	£
Legal and professional fees	262	-	262	399	-	399
Independent examiner's fees	1,168	-	1,168	1,104	-	1,104
	<u>1,430</u>	<u>-</u>	<u>1,430</u>	<u>1,503</u>	<u>-</u>	<u>1,503</u>
Analysed between Charitable activities	<u>1,430</u>	<u>-</u>	<u>1,430</u>	<u>1,503</u>	<u>-</u>	<u>1,503</u>

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

8 Trustees' remuneration and benefits

There were no trustees' remuneration or other benefits for the year ended 31 March 2023 nor for the year ended 31 March 2022.

9 Employees

The average monthly number of employees during the year was:

	2023 Number	2022 Number
Total	-	-

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

10 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

11 Investment property

	2023 £
Fair value	
At 1 April 2022 and 31 March 2023	625,000

If the investment property had not been revalued it would be included in the accounts at a historic cost of £222,589 (2022: £222,589)

12 Debtors

	2023 £	2022 £
Amounts falling due within one year:		
Taxation recoverable	9,001	11,250
Prepayments and accrued income	8,932	4,276
	<u>17,933</u>	<u>15,526</u>

13 Creditors: amounts falling due within one year

	2023 £	2022 £
Other creditors	16,000	17,285
Accruals and deferred income	17,840	4,130
	<u>33,840</u>	<u>21,415</u>

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

14 Analysis of net assets between funds

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Fund balances at 31 March 2023 are represented by:		
Investment properties	625,000	625,000
Current assets/(liabilities)	(13,879)	(1,081)
	<u>611,121</u>	<u>623,919</u>

15 Related party transactions

Transactions with related parties

During the year the charity entered into the following transactions with related parties:

Included within other creditors is an unsecured loan of £15,500 (2022: £15,500) from R Ellinson, a trustee of the charity.

DILLHAVEN LIMITED

England & Wales - Charity number 273664

Accounts

Charity registration number 273664

Company registration number 01292729 (England and Wales)

DILLHAVEN LIMITED
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

DILLHAVEN LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mrs R Ellinson Mr S Ellinson Mr Z Ellinson	(Appointed 24 August 2021)
Secretary	Mr D Ellinson	
Charity number	273664	
Company number	01292729	
Registered office	71 Windermere Street Gateshead Tyne and Wear NE8 1TX	
Independent examiner	Robson Laidler Accountants Limited Fernwood House Fernwood Road Jesmond Newcastle upon Tyne NE2 1TJ	
Bankers	HSBC Bank plc 110 Grey Street Newcastle upon Tyne Tyne and Wear NE1 6JG	

DILLHAVEN LIMITED

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DILLHAVEN LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTOR'S REPORT) FOR THE YEAR ENDED 31 MARCH 2022

The trustees present their annual report and financial statements for the year ended 31 March 2022.

The financial statements have been prepared in accordance with the accounting policies set out in the financial statements, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)".

Objectives and activities

The main objective of the company is the furtherance of Jewish religion and education. The company is a registered charity.

Public benefit

The trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Trust's aims and objectives and in planning future activities.

Volunteers

The company is not dependent upon voluntary helpers.

Achievements and performance

Charitable activities

The deficit of income over expenditure for the year was £14,424 (2021: deficit £126,714) with no gains or losses on the revaluation of investment property. The charity donated £263,851 to charities during the year (2021: £285,500).

The charity's aims over the next few years are to generate rents from the investment portfolio to give it sufficient funds to be able to pay similar levels of charitable gifts to Jewish religious and educational charities.

Financial review

Principal funding sources

The company's income consists of rents received from its investment properties and charitable donations from related parties. The income is then distributed to various Jewish charities and organisations in the form of donations.

The trustees regularly review the property market to find suitable alternative properties to invest in. There have been no additions or disposals of properties during the year.

Reserves policy

At 31 March 2022, the charity had total reserves of £623,919 (2021: £638,343). The charity does not currently have a formal reserves policy but plans to use available funds to finance its investments in order to generate income for future years.

Structure, governance and management

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

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

Mrs R Ellinson

Mr S Ellinson

Mr I Ellinson (DECEASED)

Mr Z Ellinson

(Resigned 1 April 2021)

(Appointed 24 August 2021)

DILLHAVEN LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTOR'S REPORT) (CONTINUED) *FOR THE YEAR ENDED 31 MARCH 2022*

From time to time it is necessary for the charity to recruit new trustees to replace those that have either resigned during their term of office, or by way of anticipating planned retirements, after the completion of a single term.

When a vacancy occurs, the Board will determine the mix of skills and experience needed so as to ensure a fully functioning team of trustees and will seek to identify individuals who appear to have the qualities and interest in what we do.

The trustees meet on a regular basis to administer all matters in respect of the charity including the payment of donations.

SHARE CAPITAL

The company is limited by guarantee and does not have a share capital.

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

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

Mr S Ellinson
Trustee

22 December 2022

DILLHAVEN LIMITED

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF DILLHAVEN LIMITED

I report to the trustees on my examination of the financial statements of Dillhaven Limited (the charity) for the year ended 31 March 2022.

Responsibilities and basis of report

As the trustees of the charity (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of FCA, which is one of the listed bodies.

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

- 1 accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

Peter Charles BSc FCA
Robson Laidler Accountants Limited
Fernwood House
Fernwood Road
Jesmond
Newcastle upon Tyne
NE2 1TJ

Dated: 22 December 2022

DILLHAVEN LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2022

		Unrestricted funds 2022 £	Unrestricted funds 2021 £
	Notes		
Income from:			
Donations and legacies	2	218,750	120,000
Investments	3	55,074	50,563
		<hr/>	<hr/>
Total income		273,824	170,563
		<hr/>	<hr/>
Expenditure on:			
Raising funds	4	22,894	10,667
		<hr/>	<hr/>
Charitable activities	5	265,354	286,610
		<hr/>	<hr/>
Total expenditure		288,248	297,277
		<hr/>	<hr/>
Net expenditure for the year/ Net movement in funds		(14,424)	(126,714)
Fund balances at 1 April 2021		638,343	765,057
		<hr/>	<hr/>
Fund balances at 31 March 2022		623,919	638,343
		<hr/> <hr/>	<hr/> <hr/>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

DILLHAVEN LIMITED

BALANCE SHEET

AS AT 31 MARCH 2022

	Notes	2022 £	£	2021 £	£
Fixed assets					
Investment properties	10		625,000		625,000
Current assets					
Debtors	11	15,526		23,906	
Cash at bank and in hand		4,808		10,422	
		<u>20,334</u>		<u>34,328</u>	
Creditors: amounts falling due within one year	12	<u>(21,415)</u>		<u>(20,985)</u>	
Net current (liabilities)/assets			<u>(1,081)</u>		<u>13,343</u>
Total assets less current liabilities			<u>623,919</u>		<u>638,343</u>
Income funds					
Unrestricted funds - general			<u>623,919</u>		<u>638,343</u>
			<u>623,919</u>		<u>638,343</u>

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2022.

The director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

The financial statements were approved by the Trustees on 22 December 2022

Mr S Ellinson
Trustee

Company registration number 01292729

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

1 Accounting policies

Charity information

Dillhaven Limited is a private company limited by guarantee incorporated in England and Wales. The registered office is 71 Windermere Street, Gateshead, Tyne and Wear, NE8 1TX.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

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

The financial statements are prepared in UK sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £1.

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

1.2 Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation, and this requires a level of performance before entitlement can be obtained, then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

1.3 Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

1.4 Investment properties

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the statement of financial activities.

The methods and significant assumptions used to ascertain the fair value of £625,000 and fair value movement of £Nil included in the income/expenditure for the year are as follows:

The investment property has been valued at fair value based on trustees' estimates

1.5 Impairment of assets

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. If such indication exists, the recoverable amount of the asset, or the asset's cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in profit or loss unless the asset is carried at a revalued amount where the impairment loss is a revaluation decrease.

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

1 Accounting policies (Continued)

1.6 Cash and cash equivalents

Cash and cash equivalents comprises cash in hand and current balances with banks and other institutions, which are readily convertible to known amounts of cash and which are subject to insignificant risk of change in value.

1.7 Taxation

The charity is exempt from corporation tax on its charitable activities.

1.8 Provisions

Provisions are recognised when the company has an obligation at the balance sheet date as a result of a past event, it is probable that an outflow of economic benefits will be required in settlement and the amount can be reliably estimated.

1.9 Investment income

Investment income represents rents receivable in accordance with the underlying property leases.

1.10 Debtors and creditors receivable/payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss account in other administrative expenses.

1.11 Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

2 Donations and legacies

	Unrestricted funds 2022 £	Unrestricted funds 2021 £
Donations and gifts	175,000	96,000
Gift aid	43,750	24,000
	<u>218,750</u>	<u>120,000</u>

3 Investments

	Unrestricted funds 2022 £	Unrestricted funds 2021 £
Rents receivable	55,074	50,563
	<u>55,074</u>	<u>50,563</u>

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

4 Raising funds

	Unrestricted funds 2022 £	Unrestricted funds 2021 £
<u>Investment management costs</u>		
Insurance	3,364	3,567
Rates and water	120	-
Light and heat	910	-
Property repairs	5,506	5,900
Legal and professional fees	12,994	1,200
	<hr/>	<hr/>
	22,894	10,667
	<hr/>	<hr/>
	22,894	10,667
	<hr/> <hr/>	<hr/> <hr/>

5 Charitable activities

	Charitable Expenditure 2022 £	Charitable Expenditure 2021 £
Grant funding of activities (see note 6)	263,851	285,500
Share of support costs (see note 7)	1,503	1,110
	<hr/>	<hr/>
	265,354	286,610
	<hr/> <hr/>	<hr/> <hr/>

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

6 Grants payable

	Charitable Expenditure 2022 £	Charitable Expenditure 2021 £
Grants to institutions (17 grants):		
Sameach	10,000	-
Beis Chaya Rochel	4,000	8,000
T&S Trust Fund	12,300	-
Gateshead Kehilla Kollel	30,001	18,500
Yishaya Adler Memorial Fund	108,000	96,000
Wiodowa	-	20,000
The Telz Talmudical Academy and Talmud Torah Trust	20,000	40,000
Jewish Teachers Training College	5,000	11,000
The Gevurath Ari Torah Academy Trust	20,000	20,000
Friends of Ateres Moshe	10,000	20,500
Institute for Higher Rabbinical Studies	16,000	-
The Beth Ha-Talmud Scholarship Fund	4,000	-
Tomchei Torah Charitable Trust	4,700	-
Yeshiva L'Zeirim Tiferes Yaacov Gateshead	10,000	-
Real Mestates Limited	-	20,000
Other	9,850	31,500
	<u>263,851</u>	<u>285,500</u>

7 Support costs

	Support costs £	Governance costs £	2022 £	Support costs £	Governance costs £	2021 £
Legal and professional fees	399	-	399	192	-	192
Independent examiner's fees	1,104	-	1,104	918	-	918
	<u>1,503</u>	<u>-</u>	<u>1,503</u>	<u>1,110</u>	<u>-</u>	<u>1,110</u>
Analysed between Charitable activities	<u>1,503</u>	<u>-</u>	<u>1,503</u>	<u>1,110</u>	<u>-</u>	<u>1,110</u>

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

8 Trustees' remuneration and benefits

There were no trustees' remuneration or other benefits for the year ended 31 March 2022 nor for the year ended 31 March 2021.

9 Employees

The average monthly number of employees during the year was:

	2022	2021
	Number	Number
Total	-	-

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

10 Investment property

	2022
	£
Fair value	
At 1 April 2021 and 31 March 2022	625,000

If the investment property had not been revalued it would be included in the accounts at a historic cost of £222,589 (2021: £222,589)

11 Debtors

	2022	2021
	£	£
Amounts falling due within one year:		
Rent debtors	-	15,145
Taxation recoverable	11,250	-
Prepayments and accrued income	4,276	8,761
	<u>15,526</u>	<u>23,906</u>

12 Creditors: amounts falling due within one year

	2022	2021
	£	£
Other creditors	17,285	16,000
Accruals and deferred income	4,130	4,985
	<u>21,415</u>	<u>20,985</u>

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

13 Analysis of net assets between funds

	Unrestricted funds 2022 £	Unrestricted funds 2021 £
Fund balances at 31 March 2022 are represented by:		
Investment properties	625,000	625,000
Current assets/(liabilities)	(1,081)	13,343
	<u>623,919</u>	<u>638,343</u>

14 Related party transactions

Transactions with related parties

During the year the charity entered into the following transactions with related parties:

Included within other creditors is an unsecured loan of £15,500 (2021: £15,500) from R Ellinson, a trustee of the charity.

DILLHAVEN LIMITED

England & Wales - Charity number 273664

Accounts

Charity Registration No. 273664

Company Registration No. 01292729 (England and Wales)

DILLHAVEN LIMITED
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

DILLHAVEN LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mrs R Ellinson Mr S Ellinson
Secretary	Mr D Ellinson
Charity number	273664
Company number	01292729
Registered office	71 Windermere Street Gateshead Tyne and Wear NE8 1TX
Independent examiner	Robson Laidler Accountants Limited Fernwood House Fernwood Road Jesmond Newcastle upon Tyne NE2 1TJ
Bankers	HSBC Bank plc 110 Grey Street Newcastle upon Tyne Tyne and Wear NE1 6JG

DILLHAVEN LIMITED

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DILLHAVEN LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 31 MARCH 2021

The trustees present their report and financial statements for the year ended 31 March 2021.

The financial statements have been prepared in accordance with the accounting policies set out in the financial statements, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)".

Objectives and activities

The main objective of the company is the furtherance of Jewish religion and education. The company is a registered charity.

Public benefit

The trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Trust's aims and objectives and in planning future activities.

Volunteers

The company is not dependent upon voluntary helpers.

Achievements and performance

Charitable activities

The deficit of income over expenditure for the year was £126,714 (2020: surplus £28,742) with no gains or losses on the revaluation of investment property (2020: gain £27,411). The company donated £285,500 to charity during the year (2020: £160,500).

The charity's aims over the next few years are to generate rents from the investment portfolio to give it sufficient funds to be able to pay similar levels of charitable gifts to Jewish religious and educational charities.

Financial review

Principal funding sources

The company's income consists of rents received from its investment properties and charitable donations from related parties. The income is then distributed to various Jewish charities and organisations in the form of donations.

The trustees regularly review the property market to find suitable alternative properties to invest in. There have been no additions or disposals of properties during the year.

Reserves policy

The trustees maintain reserves at sufficient level to finance their investments which generate income for future years.

Structure, governance and management

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

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

Mrs R Ellinson

Mr S Ellinson

Mr I Ellinson (DECEASED)

(Deceased 1 April 2021)

DILLHAVEN LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

From time to time it is necessary for the charity to recruit new trustees to replace those that have either resigned during their term of office, or by way of anticipating planned retirements, after the completion of a single term.

When a vacancy occurs, the Board will determine the mix of skills and experience needed so as to ensure a fully functioning team of trustees and will seek to identify individuals who appear to have the qualities and interest in what we do.

The trustees meet on a regular basis to administer all matters in respect of the charity including the payment of donations.

SHARE CAPITAL

The company is limited by guarantee and does not have a share capital.

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

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



Mr S Ellinson
Trustee

Dated: 24 December 2021

DILLHAVEN LIMITED

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF DILLHAVEN LIMITED

I report to the trustees on my examination of the financial statements of Dillhaven Limited (the charity) for the year ended 31 March 2021.

Responsibilities and basis of report

As the trustees of the charity (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

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

- 1 accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.



Peter Charles BSc FCA
Robson Laidler Accountants Limited
Fernwood House
Fernwood Road
Jesmond
Newcastle upon Tyne
NE2 1TJ

Dated: 28 December 2021

DILLHAVEN LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2021

	Notes	Unrestricted funds 2021 £	Unrestricted funds 2020 £
Income from:			
Donations and legacies	2	120,000	125,000
Investments	3	50,563	56,538
Total income		<u>170,563</u>	<u>181,538</u>
Expenditure on:			
Raising funds	4	<u>10,667</u>	<u>11,546</u>
Charitable activities	5	<u>286,610</u>	<u>168,662</u>
Total resources expended		<u>297,277</u>	<u>180,208</u>
Net gains/(losses) on investments	10	<u>-</u>	<u>27,411</u>
Net (expenditure)/income for the year/ Net movement in funds		(126,714)	28,741
Fund balances at 1 April 2020		<u>765,057</u>	<u>736,316</u>
Fund balances at 31 March 2021		<u><u>638,343</u></u>	<u><u>765,057</u></u>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

DILLHAVEN LIMITED

BALANCE SHEET

AS AT 31 MARCH 2021

	Notes	2021 £	£	2020 £	£
Fixed assets					
Investment properties	11		625,000		625,000
Current assets					
Debtors	12	23,906		57,973	
Cash at bank and in hand		10,422		100,661	
		<u>34,328</u>		<u>158,634</u>	
Creditors: amounts falling due within one year	13	<u>(20,985)</u>		<u>(18,577)</u>	
Net current assets			<u>13,343</u>		<u>140,057</u>
Total assets less current liabilities			<u>638,343</u>		<u>765,057</u>
Income funds					
Unrestricted funds - general			<u>638,343</u>		<u>765,057</u>
			<u>638,343</u>		<u>765,057</u>

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2021.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

The financial statements were approved by the Trustees on 24 December 2021



Mr S Ellinson
Trustee

Company Registration No. 01292729

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

1 Accounting policies

Charity information

Dillhaven Limited is a private company limited by guarantee incorporated in England and Wales. The registered office is 71 Windermere Street, Gateshead, Tyne and Wear, NE8 1TX.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

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

The financial statements are prepared in UK sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £1.

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

1.2 Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation, and this requires a level of performance before entitlement can be obtained, then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

1.3 Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

1.4 Investment properties

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value are transferred to a fair value reserve.

The methods and significant assumptions used to ascertain the fair value of £625,000 and fair value movement of £Nil included in the profit/loss for the year are as follows:

The investment property has been valued at fair value based on trustees' estimates.

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

1 Accounting policies (Continued)

1.5 Impairment of assets

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. If such indication exists, the recoverable amount of the asset, or the asset's cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in profit or loss unless the asset is carried at a revalued amount where the impairment loss is a revaluation decrease.

1.6 Cash and cash equivalents

Cash and cash equivalents comprises cash in hand and current balances with banks and other institutions, which are readily convertible to known amounts of cash and which are subject to insignificant risk of change in value.

1.7 Taxation

The charity is exempt from corporation tax on its charitable activities.

1.8 Provisions

Provisions are recognised when the company has an obligation at the balance sheet date as a result of a past event, it is probable that an outflow of economic benefits will be required in settlement and the amount can be reliably estimated.

1.9 Investment income

Investment income represents rents receivable in accordance with the underlying property leases.

1.10 Debtors and creditors receivable/payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss account in other administrative expenses.

1.11 Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

2 Donations and legacies

	Unrestricted funds 2021 £	Unrestricted funds 2020 £
Donations and gifts	96,000	100,000
Gift aid	24,000	25,000
	<u>120,000</u>	<u>125,000</u>

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

3 Investments

	Unrestricted funds 2021 £	Unrestricted funds 2020 £
Rents receivable	50,563	56,524
Other interest receivable	-	14
	<u>50,563</u>	<u>56,538</u>

4 Raising funds

	Unrestricted funds 2021 £	Unrestricted funds 2020 £
<u>Investment management costs</u>		
Ground rent	-	2,622
Insurance	3,567	3,316
Rates and water	-	47
Light and heat	-	216
Property repairs	5,900	4,982
Legal and professional fees	1,200	363
	<u>10,667</u>	<u>11,546</u>
	<u>10,667</u>	<u>11,546</u>

5 Charitable activities

	Charitable Expenditure 2021 £	Charitable Expenditure 2020 £
Grant funding of activities (see note 6)	285,500	160,500
Share of support costs (see note 7)	1,110	8,162
	<u>286,610</u>	<u>168,662</u>

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

6 Grants payable

	Charitable Expenditure 2021 £	Charitable Expenditure 2020 £
Grants to institutions (24 grants):		
Tiferes Yaacov Gateshead	5,000	10,000
Beth Hatalmud	8,000	8,000
Ateres Girls High School	-	12,000
Gateshead Kehilla Building Foundation	18,500	27,500
Yishaya Adler Memorial Fund	96,000	25,000
Chevras Mooz Ladol	-	13,000
Telz Academy Trust	40,000	20,000
Gateshead Jewish	5,000	-
Gevurath Ari Academy	20,000	20,000
Friends of Ateres Ellinson	20,500	10,000
Bonei Olam	5,000	-
Gateshead Jewish Primary School	6,000	300
RealmeStates Limited	20,000	-
Wiodowa	20,000	-
Tchabe Kolel	10,000	-
Other	11,500	14,700
	<u>285,500</u>	<u>160,500</u>

7 Support costs

	Support costs £	Governance costs £	2021 £	Support costs £	Governance costs £	2020 £
Legal and professional fees	192	-	192	7,262	-	7,262
Independent examiner's fees	918	-	918	900	-	900
	<u>1,110</u>	<u>-</u>	<u>1,110</u>	<u>8,162</u>	<u>-</u>	<u>8,162</u>
Analysed between Charitable activities	<u>1,110</u>	<u>-</u>	<u>1,110</u>	<u>8,162</u>	<u>-</u>	<u>8,162</u>

Support costs includes other fees to the independent examiner of £Nil (2020: £300).

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

8 Trustees' remuneration and benefits

There were no trustees' remuneration or other benefits for the year ended 31 March 2021 nor for the year ended 31 March 2020.

There were no trustees' expenses paid for the year ended 31 March 2021 nor for the year ended 31 March 2020.

9 Employees

The average number of employees is nil (2020: nil)

10 Net gains/(losses) on investments

	Total	Unrestricted funds general
	2021	2020
	£	£
Revaluation of investment properties	-	27,411

11 Investment property

	2021
	£
Fair value At 1 April 2020 and 31 March 2021	625,000

If the investment property had not been revalued it would be included in the accounts at a historic cost of £222,589 (2020: £222,589)

12 Debtors

	2021	2020
	£	£
Amounts falling due within one year:		
Rent debtors	15,145	29,901
Taxation recoverable	-	25,000
Prepayments and accrued income	8,761	3,072
	<u>23,906</u>	<u>57,973</u>

DILLHAVEN LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

13 Creditors: amounts falling due within one year

	2021	2020
	£	£
Other creditors	16,000	16,000
Accruals and deferred income	4,985	2,577
	<u>20,985</u>	<u>18,577</u>

15 Analysis of net assets between funds

	Unrestricted funds 2021 £	Unrestricted funds 2020 £
Fund balances at 31 March 2021 are represented by:		
Investment properties	625,000	625,000
Current assets/(liabilities)	13,343	140,057
	<u>638,343</u>	<u>765,057</u>

16 Related party transactions

Transactions with related parties

During the year the charity entered into the following transactions with related parties:

Included within other creditors is an unsecured loan of £15,500 (2020: £15,500) from R Ellinson, a trustee of the charity.