

**REPORT OF THE TRUSTEES AND  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2025  
FOR  
RACHEL CHARITABLE TRUST**

Melinek Fine LLP  
Chartered Accountants  
Statutory Auditors  
First Floor, Winston House  
349 Regents Park Road  
London  
N3 1DH

**RACHEL CHARITABLE TRUST**  
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**FOR THE YEAR ENDED 30 JUNE 2025**

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**RACHEL CHARITABLE TRUST**  
**REFERENCE AND ADMINISTRATIVE DETAILS**  
**FOR THE YEAR ENDED 30 JUNE 2025**

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<b>TRUSTEES</b>	L Noe S D Noe S Kanter S M Noe A Karsberg
<b>PRINCIPAL ADDRESS</b>	2nd Floor, The Hide 3 Kingly Court London W1B 5PW
<b>REGISTERED CHARITY NUMBER</b>	276441
<b>AUDITORS</b>	Melinek Fine LLP Chartered Accountants Statutory Auditors First Floor, Winston House 349 Regents Park Road London N3 1DH
<b>SOLICITORS</b>	Fladgate LLP 16 Great Queen Street London WC2B 5DG
<b>BANKERS</b>	Metro Bank 1 Southampton Row London WC1B 5HA
<b>CHARITY SECRETARY</b>	R Chalk

**RACHEL CHARITABLE TRUST**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 30 JUNE 2025**

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The trustees present their report with the financial statements of the charity for the year ended 30 June 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

**OBJECTIVES AND ACTIVITIES**

**Objectives and aims**

The charity was established for general charitable purpose and in particular for the relief of poverty and the advancement of religion and religious education.

**Aims, Objectives and Activities for 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 charity's aims and objectives and in planning future activities.

The trustees identify institutions and organisations which meet its above charitable objects and regularly support a number of these institutions and organisations, not only in England but also worldwide. In doing so the charity has complied with its duty to act for the public benefit in accordance with Section 4 of the Charities Act 2006.

The organisations and institutions which are regularly supported by Rachel Charitable Trust are growing and thus there is a continual call for support.

**Grantmaking**

The Charity makes Grants and Donations to Colleges and Institutions for the advancement of religion and education and to Institutions for the relief of poverty in accordance with the Charity's objectives. The recipient Institutions are based both in the United Kingdom and abroad.

In making Grants and Donations, the Trustees use their personal knowledge of the Institution, its representatives, operational efficiency and reputation. The Trustees monitor the application of the Grants and Donations by meeting with representatives of the Institutions and obtaining information as to the utilisation of funds.

All applications for grants are reviewed by the trustees and considered for approval at trustees' meetings.

**ACHIEVEMENTS AND PERFORMANCE**

**Charitable activities**

The main areas of charitable activity are the provision of financial support to organisations engaging in religious education, advancement of religion and philanthropic aid to the needy. Charitable distributions were funded from current year incoming resources. During the year, £2,616,428 (2024:£2,318,752) was made in furtherance of the charity's objectives. Over 70 institutions and organisation were the recipients of the above donations.

**FINANCIAL REVIEW**

**Financial position**

The charity is dependent on income from investments and voluntary donations.

Movement in investment properties during the year was an increase of £715,000.

Investment income in the year was £3,688,788 (2024:£2,759,549) and voluntary donation income in the year was £1,669,050 (2024:£5,577,939).

Expenditure before charitable donations for the year was £2,417,106 (2024:£1,452,518). Charitable donations in the year was £2,616,428 (2024:£2,318,752).

Net income before gains and losses on investments in the year was a surplus of £324,304 (2024:£4,566,218) Gain on revaluation of investment properties in the year was £1,256,624 (2024:£2,784,431 loss).

**RACHEL CHARITABLE TRUST**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 30 JUNE 2025**

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## **FINANCIAL REVIEW**

### **Investment policy and objectives**

In accordance with the trust deed, the charity has the power to make any investments which the trustees consider appropriate. The Trustees seek investments which, over a medium term, are anticipated to generate a dependable flow of income coupled with capital growth. The trustees regularly review the charity's position and needs in respect of the investment policy.

The charity plans to continue the activities outlined above in the forthcoming years subject to satisfactory incoming resources.

### **Investment**

The Charity's investment properties are included in the Balance Sheet at fair value, as fully disclosed in Note 15 to the Financial Statements. An independent professional revaluation of the investment properties was carried out by RICS Registered Valuers on a selection of investment properties and other investment properties was valued by the trustees. The valuation figures are based on open market value assessed in accordance with the RICS Valuation - Current Global Standards (incorporating the International Valuation Standards).

### **Reserves policy**

The Charity is required to maintain Reserves in order to ensure that it is in a position to continue its grant-making activities and cover contingencies of additional calls being made upon the Charity for support of organisations or institutions in times of need.

Consequently, the Trustees consider it appropriate to maintain 'Free Reserves' at a level which will not impinge on its ability to support Charitable Institutions.

At 30 June 2025, the charity has total funds of £28,867,559. These funds include £1,490,377 deficit which arises from the revaluation of the Charity's investments. The Charity has reserves of £28,837,559 after making allowances for reserves not readily available, these reserves include the Free Reserves of the Charity.

The trustees have reviewed the cashflow projections of the charity and given the projected flow of rental and other income the charity has sufficient cash to meet its commitments as they fall due.

### **Key Performance Indicators (KPIs)**

The Trustees monitor the Charity's performance progress against its strategic objectives and the financial performance of its operations on a regular basis. Performance is assessed against the strategy and expectations using financial and non-financial measures. The most significant KPIs used by the Charity are as follows:

	<b>2025</b>	<b>2024</b>
Grants and donations paid out	<b>£2.6million</b>	£2.3million
Net rental income	<b>£1.3million</b>	£1.1million
Dividend income	<b>£Nil</b>	£0.1million
Investment property at fair value	<b>£47.2million</b>	£46.5million

## **FUTURE PLANS**

The charity's strategy is to manage its investments over the long term to produce a sustainable income stream to fund future grant-making activity.

## **STRUCTURE, GOVERNANCE AND MANAGEMENT**

### **Governing document**

The organisation is governed by a Trust Deed dated 9 July 1978 as amended by Deed dated 27 October 1998, as amended by Deeds dated 30 April 2001.

### **Recruitment and appointment of new trustees**

The organisation is run by the trustees who do not receive any remuneration in their capacity as trustees.

The statutory power of appointing new trustees or a new trustee is exercisable by the trustees during their joint lives and thereafter by the survivor of them.

New Trustees are inducted into the workings of the Charity by the existing Trustees.

**RACHEL CHARITABLE TRUST**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 30 JUNE 2025**

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**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Risk management**

The trustees have identified and reviewed the major risks to which the Trust is exposed, in particular those related to the operations and finance of the Trust, and are satisfied that systems are in place to mitigate those risks.

**Financial Risk management and policies**

The charity holds or issues financial instruments in order to achieve three main objectives being:

- a) to finance its operations;
- b) to manage its exposure to interest and currency risks arising from operations and from its sources of finance; and
- c) for generating funds.

In addition various financial instruments (e.g. trade debtors, trade creditors, accruals and prepayments) arise directly from the charity's operations.

**Credit risks**

The charity monitors credit risk closely and considers that its current policies of credit risk checks meets its objectives of managing exposure to credit risk.

The charity has no significant concentrations of credit risks. Amounts shown in the balance sheet represent the maximum credit exposure in the event other parties fail to perform their obligations under the financial instruments including charitable loans that are made in the furtherance of charitable objectives.

It is recognised that systems can only provide reasonable but not absolute assurance that major risks have been adequately managed.

**EVENTS SINCE THE END OF THE YEAR**

Information relating to events since the end of the year is given in the notes to the financial statements.

**STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

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

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

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011 and The Charity (Accounts and Reports) Regulations 2008. 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.

**RACHEL CHARITABLE TRUST**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 30 JUNE 2025**

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Approved by order of the board of trustees on .....22/4/2026..... and signed on its behalf by:



.....  
L Noe - Trustee

## REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF RACHEL CHARITABLE TRUST

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### Opinion

We have audited the financial statements of Rachel Charitable Trust (the 'charity') for the year ended 30 June 2025 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 30 June 2025 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

### Basis for opinion

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

### Conclusions relating to going concern

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

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

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

### Other information

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

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

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

### Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.



**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF  
RACHEL CHARITABLE TRUST**

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**Responsibilities of trustees**

As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

## REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF RACHEL CHARITABLE TRUST

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### **Our responsibilities for the audit of the financial statements**

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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

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

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our: general commercial and sector experience; through verbal and written communications with trustees and other management; and via inspection of the charity's regulatory and legal correspondence.

We discussed with those charged with trustees and other management the policies and procedures regarding compliance with laws and regulations.

We communicated identified laws and regulations to our team and remained alert to any indicators of non-compliance throughout the audit, we also specifically considered where and how fraud may occur within the charity.

The potential effect of these laws and regulations on the financial statements varies considerably.

-Firstly, the charity is subject to laws and regulations that directly affect the financial statements, including: the charity's constitution, relevant financial reporting standards; charity law; tax legislation and we assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Secondly the charity is subject to many other laws and regulations where the consequences of non-compliance could have a material effect on the amounts or disclosures in the financial statements, for instance through the imposition of fines and penalties, or through losses arising from litigation.

We identified the following areas as those most likely to have such an affect: tenants and landlord acts; health and safety legislation; data protection legislation; anti-bribery and corruption legislation.

International Standards on Auditing (UK) limit the required procedures to identify non-compliance with these laws and regulations, and no procedures over and above those already noted are required. These limited procedures did not identify any actual or suspected non-compliance with laws and regulations that could have a material impact on the financial statements.

In relation to fraud, we performed the following specific procedures in addition to those already noted:

-Challenging assumptions made by management in its significant accounting estimates.

-Identifying and testing journal entries during the period and post balance sheet date, in particular any entries posted with unusual nominal ledger account combinations, journal entries crediting cash or any revenue account, journal entries posted by senior management.

-Performing analytical procedures to identify unexpected movements in account balances which may be indicative of fraud;

-Ensuring that testing undertaken on both the statement of financial activities and the Balance Sheet includes a number of items selected on a random basis.

These procedures did not identify any actual or suspected fraudulent irregularity that could have a material impact on the financial statements.

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF  
RACHEL CHARITABLE TRUST**

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with International Auditing Standards (UK). For example, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely the procedures that we are required to undertake would identify it. In addition, as with any audit, there remains a high risk of non-detection of irregularities, as these might involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal controls. We are not responsible for preventing non-compliance with laws and regulations or fraud, and cannot be expected to detect non-compliance with all laws and regulations or every incidence of fraud.

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

**Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Melinek Fine LLP  
Chartered Accountants  
Statutory Auditors  
First Floor, Winston House  
349 Regents Park Road  
London  
N3 1DH

Date: ..... 29/4/2018 .....

**RACHEL CHARITABLE TRUST**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 30 JUNE 2025**

		<b>2025</b>	<b>2024</b>
		<b>Unrestricted</b>	<b>Total</b>
		<b>fund</b>	<b>funds</b>
		<b>£</b>	<b>£</b>
<b>INCOME AND ENDOWMENTS FROM</b>	Notes		
Donations and legacies	3	<b>1,669,050</b>	5,577,939
Investment income	4	<b>3,688,788</b>	2,759,549
<b>Total</b>		<b>5,357,838</b>	8,337,488
<b>EXPENDITURE ON</b>			
Raising funds	5	<b>2,400,274</b>	1,440,518
<b>Charitable activities</b>	6		
Education and training		<b>1,429,359</b>	1,050,954
The advancement of health		<b>102,700</b>	78,425
The prevention and relief of poverty		<b>316,025</b>	242,664
Religious activities		<b>158,980</b>	221,029
Other charitable purposes		<b>609,364</b>	725,680
Other		<b>16,832</b>	12,000
<b>Total</b>		<b>5,033,534</b>	3,771,270
Net gains/(losses) on investments		<b>1,244,217</b>	(2,784,431)
<b>NET INCOME</b>		<b>1,568,521</b>	1,781,787
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward		<b>27,299,038</b>	25,517,251
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>28,867,559</b>	27,299,038


The notes form part of these financial statements

# RACHEL CHARITABLE TRUST

## BALANCE SHEET 30 JUNE 2025

		2025 Unrestricted fund £	2024 Total funds £
<b>FIXED ASSETS</b>	Notes		
Tangible assets	13	30,000	30,000
<b>Investments</b>			
Investments	14	1	1
Investment property	15	47,215,000	46,500,000
		<b>47,245,001</b>	<b>46,530,001</b>
<b>CURRENT ASSETS</b>			
Debtors	16	1,787,373	1,346,373
Investments	17	1,995,000	1,995,000
Cash at bank		1,428,949	1,276,192
		<b>5,211,322</b>	<b>4,617,565</b>
<b>CREDITORS</b>			
Amounts falling due within one year	18	(10,206,233)	(2,558,959)
<b>NET CURRENT ASSETS</b>		<b>(4,994,911)</b>	<b>2,058,606</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>42,250,090</b>	<b>48,588,607</b>
<b>CREDITORS</b>			
Amounts falling due after more than one year	19	(13,382,531)	(21,289,569)
<b>NET ASSETS</b>		<b>28,867,559</b>	<b>27,299,038</b>
<b>FUNDS</b>	22		
Unrestricted funds		28,867,559	27,299,038
<b>TOTAL FUNDS</b>		<b>28,867,559</b>	<b>27,299,038</b>

The financial statements were approved by the Board of Trustees and authorised for issue on 22/10/2025 and were signed on its behalf by:

  
.....  
L Noe - Trustee

**RACHEL CHARITABLE TRUST**  
**CASH FLOW STATEMENT**  
**FOR THE YEAR ENDED 30 JUNE 2025**

	Notes	2025 £	2024 £
<b>Cash flows from operating activities</b>			
Cash generated from operations	1	<u>1,325,523</u>	<u>4,295,582</u>
Net cash provided by operating activities		<u>1,325,523</u>	<u>4,295,582</u>
<b>Cash flows from investing activities</b>			
Purchase of investment property		(208,376)	(13,857,431)
Sale of investment property		737,593	-
Interest received		29,930	114,403
Dividends received		-	98,500
Net cash provided by/(used in) investing activities		<u>559,147</u>	<u>(13,644,528)</u>
<b>Cash flows from financing activities</b>			
Proceeds from borrowings		-	7,412,842
Loan repayments in year		(318,681)	(400,000)
Interest paid		(1,413,232)	(824,973)
Net cash (used in)/provided by financing activities		<u>(1,731,913)</u>	<u>6,187,869</u>
<b>Change in cash and cash equivalents in the reporting period</b>		<u>152,757</u>	<u>(3,161,077)</u>
<b>Cash and cash equivalents at the beginning of the reporting period</b>		<u>1,276,192</u>	<u>4,437,269</u>
<b>Cash and cash equivalents at the end of the reporting period</b>		<u>1,428,949</u>	<u>1,276,192</u>

The notes form part of these financial statements

**RACHEL CHARITABLE TRUST**  
**NOTES TO THE CASH FLOW STATEMENT**  
**FOR THE YEAR ENDED 30 JUNE 2025**

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

	2025 £	2024 £
<b>Net income for the reporting period (as per the Statement of Financial Activities)</b>	<b>1,568,521</b>	<b>1,781,787</b>
<b>Adjustments for:</b>		
(Gain)/losses on investments	<b>(1,244,217)</b>	2,784,431
Interest received	<b>(29,930)</b>	(114,403)
Dividends received	-	(98,500)
Interest payable	<b>1,413,232</b>	824,973
Increase in debtors	<b>(441,000)</b>	(108,801)
Increase/(decrease) in creditors	<b>58,917</b>	(773,905)
<b>Net cash provided by operations</b>	<b><u>1,325,523</u></b>	<b><u>4,295,582</u></b>

**2. ANALYSIS OF CHANGES IN NET DEBT**

	At 1.7.24 £	Cash flow £	At 30.6.25 £
<b>Net cash</b>			
Cash at bank	<b>1,276,192</b>	<b>152,757</b>	<b>1,428,949</b>
	<b><u>1,276,192</u></b>	<b><u>152,757</u></b>	<b><u>1,428,949</u></b>
<b>Liquid resources</b>			
Deposits included in cash	-	-	-
Current asset investments	<b>1,995,000</b>	-	<b>1,995,000</b>
	<b><u>1,995,000</u></b>	<b><u>-</u></b>	<b><u>1,995,000</u></b>
<b>Debt</b>			
Debts falling due within 1 year	<b>(400,000)</b>	<b>(7,353,500)</b>	<b>(7,753,500)</b>
Debts falling due after 1 year	<b>(20,632,319)</b>	<b>7,672,181</b>	<b>(12,960,138)</b>
	<b><u>(21,032,319)</u></b>	<b><u>318,681</u></b>	<b><u>(20,713,638)</u></b>
<b>Total</b>	<b><u>(17,761,127)</u></b>	<b><u>471,438</u></b>	<b><u>(17,289,689)</u></b>

The notes form part of these financial statements

## **RACHEL CHARITABLE TRUST**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025**

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#### **1. ACCOUNTING POLICIES**

##### **Basis of preparing the financial statements**

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

##### **Going concern**

The trustees assess whether the use of going concern is appropriate i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the charitable trust to continue as a going concern. The trustees make this assessment in respect of a period of at least one year from the date of authorisation for issue of the financial statements and have concluded that the charitable trust has adequate resources to continue in operational existence for the foreseeable future and there are no material uncertainties about the trust's ability to continue as a going concern, thus they continue to adopt the going concern basis of accounting in preparing the financial statements.

As part of the trustees' assessment of going concern, the trustees have reviewed the cash flow projections of the charity. In light of the projected flow of rental income and the current and future committed support from the charity's lender, it is the opinion of the trustees, that the charity has sufficient cash to meet its commitments as they fall due.

Future assumption continues to be that the income will continue from the charity's investments, and the risks are subject to ensuring that lessees continue to be suitable for letting to tenants.

##### **Income**

All income is recognised in the income and expenditure when entitlement has passed to the charity, it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations is accounted for only when received.
- rental income is recognised on the basis of rental agreement.
- interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

##### **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.

##### **Charitable activities**

Grants payable are charged to the income and expenditure once the charity has made a commitment to pay the grant and this has been communicated to the beneficiary or the grant has been paid, whichever is earlier.



## RACHEL CHARITABLE TRUST

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 JUNE 2025

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#### 1. ACCOUNTING POLICIES - continued

##### **Charitable activities**

Charitable commitments are provided for in the financial statements if there is a legal or constructive obligation at the year end.

Charitable commitments are derecognised when the charity's contractual obligations are discharged or cancelled.

##### **Governance costs**

Governance costs include the cost of the preparation and audit of the financial statements and the cost of any legal advice to the trustees on governance or constitutional matters.

##### **Tangible fixed assets**

Tangible fixed assets are stated at historical cost less any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

Properties donated to the charity are included at fair value at the date of acquisition. No depreciation is charged on property interest in land.

##### **Impairment of fixed assets**

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

##### **Investment property**

Investment properties are properties which are held either to earn rental income or for capital appreciation or for both. Investment properties are recognised initially at cost. Subsequent to initial recognition:

Investment properties are held at fair value. Any gains or losses arising from changes in the fair value are recognised in the income and expenditure in the period that they arise.

Investment property fair value is based on a valuation by an external, independent valuer, having an appropriate recognised professional qualification and recent experience in the location and class of property being valued. Any gain or loss arising from a change in fair value is recognised in the income and expenditure.

Acquisitions and disposals are considered to have taken place at the date of exchange and are included in the financial statements accordingly.

##### **Taxation**

The charity is exempt from tax on its charitable activities. The charity is not liable to direct taxation on its income which falls within the various exemptions available to registered charities. As a result no deferred tax is provided on timing differences. The charity is registered for Value Added Tax (VAT) in respect of its investment properties and therefore is able to reclaim any input tax it suffers on its property expenses and purchases. Expenditure in the accounts other than on investment property is therefore shown inclusive of VAT where appropriate.

##### **Fund accounting**

The Charity currently only has unrestricted funds.

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees to further any of the charity's purposes. This represents the accumulated surplus on income and expenditure account and the excess of fair value over the cost of investments.

## **RACHEL CHARITABLE TRUST**

### **NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 JUNE 2025**

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#### **1. ACCOUNTING POLICIES - continued**

##### **Foreign currencies**

Assets and liabilities in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are translated into sterling at the rate of exchange ruling at the date of transaction. Exchange differences are taken into account in arriving at the operating result.

##### **Financial instruments**

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for similar debt instrument.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Where investments in shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments are subsequently measured at fair value, with any changes recognised in income and expenditure.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

#### **2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY**

In the application of the company's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

##### **Investment properties**

The valuation of the Charity's investment property portfolio is inherently subjective, depending on many factors, including the individual nature of each property, its location and expected future net rental values, market yields and comparable market transactions. Therefore the valuations are subject to a degree of uncertainty and are made on the basis of assumptions which may not prove to be accurate, particularly in periods of difficult market or economic conditions. All the Charity's investment properties are valued by external valuers with appropriate qualifications and experience.

##### **Investments**

The Charity makes an estimate of the fair value of unlisted investments. When assessing fair value of such investments, management considers factors including the current net assets and profitability of the investment. Therefore, the valuation is subjective to a degree of uncertainty and is made on the basis of assumptions which may not prove to be accurate, particularly in periods of difficult market or economic conditions.

# RACHEL CHARITABLE TRUST

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 JUNE 2025

### 2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY - continued

#### Debtors

Debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment. The estimation of impairments is such that actual outcomes could differ significantly from those estimates.

### 3. DONATIONS AND LEGACIES

	2025 £	2024 £
Donations	<u>1,669,050</u>	<u>5,577,939</u>

### 4. INVESTMENT INCOME

	2025 £	2024 £
Rents received	3,658,858	2,546,646
Fixed asset investments	-	98,500
Deposit account interest	29,930	114,403
	<u>3,688,788</u>	<u>2,759,549</u>

### 5. RAISING FUNDS

#### Investment management costs

	2025 £	2024 £
Management costs	112,024	70,194
Property repairs & maintenance costs	201,437	49,465
Rates & insurance	114,674	73,803
Legal & professional fees	415,925	268,520
Other portfolio management cost	142,982	33,943
Interest payable & bank charges	1,413,232	824,973
Provision for bad debts	-	119,620
	<u>2,400,274</u>	<u>1,440,518</u>

### 6. CHARITABLE ACTIVITIES COSTS

The total grants made to institutions during the year was as follows:

	2025 £	2024 £
The Kemach Foundation	767,000	329,476
Other donations less than £250,000	1,849,428	1,989,276
	<u>2,616,428</u>	<u>2,318,752</u>

# RACHEL CHARITABLE TRUST

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 JUNE 2025

### 7. GRANTS PAYABLE

	2025	2024
	£	£
Education and training	1,429,359	1,050,954
The advancement of health	102,700	78,425
The prevention and relief of poverty	316,025	242,664
Religious activities	158,980	221,029
Other charitable purposes	609,364	725,680
	<u>2,616,428</u>	<u>2,318,752</u>

All donations were made to charitable institutions whose objects are in line with the objects of the charity.

### 8. SUPPORT COSTS

	Governance costs
	£
Other resources expended	<u>16,832</u>

### 9. AUDITORS' REMUNERATION

	2025	2024
	£	£
Fees payable to the charity's auditors for the audit of the charity's financial statements	<u>12,000</u>	<u>9,500</u>
Other non-audit services	<u>4,832</u>	<u>2,500</u>
Total fees payable	<u>16,832</u>	<u>12,000</u>

### 10. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 June 2025 nor for the year ended 30 June 2024.

#### Trustees' expenses

There were no trustees' expenses paid for the year ended 30 June 2025 nor for the year ended 30 June 2024.

### 11. STAFF COSTS

There were no staff costs for the year ended 30 June 2025 nor for the year ended 30 June 2024.

The average monthly number of employees during the year was 0 (2024:0).

**RACHEL CHARITABLE TRUST**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2025**

**12. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted fund £
<b>INCOME AND ENDOWMENTS FROM</b>	
Donations and legacies	5,577,939
Investment income	2,759,549
<b>Total</b>	<u>8,337,488</u>
<b>EXPENDITURE ON</b>	
Raising funds	1,440,518
<b>Charitable activities</b>	
Education and training	1,050,954
The advancement of health	78,425
The prevention and relief of poverty	242,664
Religious activities	221,029
Other charitable purposes	725,680
Other	12,000
<b>Total</b>	<u>3,771,270</u>
Net gains/(losses) on investments	<u>(2,784,431)</u>
<b>NET INCOME</b>	1,781,787
<b>RECONCILIATION OF FUNDS</b>	
Total funds brought forward	25,517,251
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u><u>27,299,038</u></u>

**13. TANGIBLE FIXED ASSETS**

	Freehold property £
<b>COST</b>	
At 1 July 2024 and 30 June 2025	<u><b>30,000</b></u>
<b>NET BOOK VALUE</b>	
At 30 June 2025	<u><b>30,000</b></u>
At 30 June 2024	<u><u>30,000</u></u>

The property is held for use by Charity and is stated at historical cost.

# RACHEL CHARITABLE TRUST

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 JUNE 2025

### 14. FIXED ASSET INVESTMENTS

	Unlisted investments £
<b>MARKET VALUE</b>	
At 1 July 2024 and 30 June 2025	<u>1</u>
<b>NET BOOK VALUE</b>	
At 30 June 2025	<u>1</u>
At 30 June 2024	<u>1</u>

There were no investment assets outside the UK.

Fixed asset investments comprise share in F&C REIT Club Deals 5 LP valued by the Trustees at their fair value based on the underlying value of assets less liabilities.

### 15. INVESTMENT PROPERTY

	£
<b>FAIR VALUE</b>	
At 1 July 2024	46,500,000
Additions	208,376
Disposals	(750,000)
Revaluation	1,256,624
At 30 June 2025	<u>47,215,000</u>
<b>NET BOOK VALUE</b>	
At 30 June 2025	<u>47,215,000</u>
At 30 June 2024	<u>46,500,000</u>

All Investment properties are stated at fair value as at 30 June 2025.

An independent professional revaluation of some of the Charity's investment properties were carried out in the year ended 30 June 2025 by RICS Registered Valuers. The valuation figures are based on open market value assessed in accordance with the RICS Valuation - Current Global Standards (incorporating the International Valuation Standards).

The historical cost of the Charity's Investment Properties at 30 June 2025 is £45,091,162 (2024:£46,905,509).

### 16. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Trade debtors	398,079	159,622
Other debtors	1,389,294	1,186,751
	<u>1,787,373</u>	<u>1,346,373</u>

**RACHEL CHARITABLE TRUST**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2025**

**17. CURRENT ASSET INVESTMENTS**

	2025 £	2024 £
Other investments	<u>1,995,000</u>	<u>1,995,000</u>

Other current assets investments comprises shares in Quay LP (Edinburgh) which are short-term in nature and are held for short-term gains.

**18. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2025 £	2024 £
Bank loans and overdrafts (see note 20)	7,753,500	400,000
Trade creditors	234,931	32,328
Taxation and social security	140,372	-
Other creditors	<u>2,077,430</u>	<u>2,126,631</u>
	<u>10,206,233</u>	<u>2,558,959</u>

Other creditors include charitable commitments of £1,043,203 (2024:£1,271,823) pledged to be paid within one year.

Included in charitable commitments of £1,043,203 payable within one year are £71,000 (2024:£160,600) payable to charities with common trustees.

**19. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	2025 £	2024 £
Bank loans (see note 20)	12,960,138	20,632,319
Other creditors	<u>422,393</u>	<u>657,250</u>
	<u>13,382,531</u>	<u>21,289,569</u>

Other creditors include charitable commitments of £422,393 (2024:£657,250) pledged to be paid after more than one year.

**20. LOANS**

An analysis of the maturity of loans is given below:

	2025 £	2024 £
Amounts falling due within one year on demand:		
Bank loans	<u>7,753,500</u>	<u>400,000</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>4,604,239</u>	<u>8,306,839</u>
Amounts falling due in more than five years:		
Repayable otherwise than by instalments:		
Bank loans more 5 yrs non-inst	<u>8,355,899</u>	<u>12,325,480</u>

**RACHEL CHARITABLE TRUST**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2025**

**21. SECURED DEBTS**

The following secured debts are included within creditors:

	2025 £	2024 £
Bank loans	<u><b>20,713,638</b></u>	<u><b>21,032,319</b></u>

Bank loans are secured by charges over the Charity's investment properties and bear interest at variable rates.

**22. MOVEMENT IN FUNDS**

	At 1.7.24 £	Net movement in funds £	At 30.6.25 £
<b>Unrestricted funds</b>			
General fund	<b>27,299,038</b>	<b>1,568,521</b>	<b>28,867,559</b>
<b>TOTAL FUNDS</b>	<u><b>27,299,038</b></u>	<u><b>1,568,521</b></u>	<u><b>28,867,559</b></u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	<b>5,357,838</b>	<b>(5,033,534)</b>	<b>1,244,217</b>	<b>1,568,521</b>
<b>TOTAL FUNDS</b>	<u><b>5,357,838</b></u>	<u><b>(5,033,534)</b></u>	<u><b>1,244,217</b></u>	<u><b>1,568,521</b></u>

**Comparatives for movement in funds**

	At 1.7.23 £	Net movement in funds £	At 30.6.24 £
<b>Unrestricted funds</b>			
General fund	25,517,251	1,781,787	27,299,038
<b>TOTAL FUNDS</b>	<u>25,517,251</u>	<u>1,781,787</u>	<u>27,299,038</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	8,337,488	(3,771,270)	(2,784,431)	1,781,787
<b>TOTAL FUNDS</b>	<u>8,337,488</u>	<u>(3,771,270)</u>	<u>(2,784,431)</u>	<u>1,781,787</u>



# RACHEL CHARITABLE TRUST

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 JUNE 2025

### 23. RELATED PARTY DISCLOSURES

During the year the charity was charged £96,314 (2024: £133,238) for legal services charged by Fladgate LLP, a firm in which Mr S Kanter, trustee of the charity, is a partner. The partnership provided their services at a discounted charitable rate. The details are as follows:

	2025 £	2024 £
Investment Management Costs	19,880	29,569
Property sale/purchase	76,434	103,669
	<u>96,314</u>	<u>133,238</u>

During the year, the charity paid grants to charitable organisations that have some trustees in common with Rachel Charitable Trust as follows:

	2025 £	2024 £
The Kemach Foundation	767,000	726,375
Kemach Kidum Miktzo Charedi	-	66,610
Kisharon	18,023	69,695
The Center for Social Justice	17,500	34,950
Kanter Jules Charitable Trust	-	1,500
The CSJ Foundation	3,500	-
United Jewish Israel Appeal	120,000	105,500
London School of Jewish Studies	16,100	7,900
	<u>942,123</u>	<u>1,012,530</u>

During the year, the trustee, Mr L Noe was repaid £nil (2024:£nil) of his loan to the charity, further to which he donated £nil (2024:£nil) to the charity. At the year end amounts owing to the trustee was £5,000 (2024:£5,000).

Included in Donations and Legacies income in the year are £Nil (2024: £4m) received from an organisation related to the charity trustees.

### 24. EVENTS AFTER THE BALANCE SHEET DATE

In November 2025, Rachel Charitable Trust transferred approximately 50% of its investment property portfolio to the subsidiary company, Streamdale Properties Limited, based on market values, and repaid £7.6 million of its bank borrowings.

### 25. FINANCIAL INSTRUMENTS

The carrying amount for each category of financial instrument is as follows:

	2025 £	2024 £
<b>Financial assets measured at amortised cost</b>		
Financial assets measured at amortised cost	<u>2,818,243</u>	<u>2,514,547</u>
<b>Financial liabilities measured at amortised cost</b>		
Financial liabilities measured at amortised cost	<u>22,830,612</u>	<u>23,257,062</u>

Financial assets measured at amortised cost are comprised of trade, other debtors and cash at bank.

Financial liabilities measured at amortised cost are comprised of trade creditors, other creditors and loans.

**RACHEL CHARITABLE TRUST**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2025**

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**26. OPERATING LEASE COMMITMENTS**

**As Lessor**

The total future minimum lease payments receivable under non-cancellable operating leases are as follows:  
There are no contingent rents.

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Not later than 1 year	<b>2,833,399</b>	2,434,453
Later than 1 year and not later than 5 years	<b>5,862,791</b>	6,706,403
Later than 5 years	<b>2,205,504</b>	2,492,543
	<b>10,901,694</b>	11,633,399

The Charity has also entered into a number of non-cancellable operating leases as lessor for which the total future minimum lease payments are £5,450,847 (2024:£5,430,962).

Lease income have not been discounted or adjusted for future increases.