

# WOODLANDS GREEN LTD

England & Wales · Charity number 277299

## Details

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Status	Registered
Legal form	Charitable company
Company number	<a href="#">00679455</a>
Registered	1979-03-01
Register	<a href="#">View on the Charity Commission register</a>

## Contact

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Address	75 Woodlands London NW11 9QS
Phone	02082091458

## Activities

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**Objects:** TO ADVANCE RELIGION IN ACCORDANCE WITH THE ORTHODOX JEWISH FAITH AND FOR THE ADVANCEMENT OF OTHER RELIGIONS FOR THE ADVANCEMENT OF EVERY KIND OF EDUCATION THE RELIEF OF POVERTY AND ALL OTHER PURPOSES RECOGNISED BY ENGLISH LAW AS CHARITABLE. (FOR DETAILS SEE CLAUSE 3 OF MEMORANDUM OF ASSOCIATION).

**Activities:** The charity makes grants to institutions advancing the Orthodox Jewish faith both in the UK and overseas.

## Classification

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- **How:** Makes Grants To Organisations
- **What:** Education/training, The Prevention Or Relief Of Poverty, Religious Activities
- **Who:** Children/young People, People With Disabilities, People Of A Particular Ethnic Or Racial Origin

## Geography

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- Barnet

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-05	£371,301	£245,490	-	-
2024-04-05	£329,936	£289,729	-	-
2023-04-05	£361,985	£306,954	-	-
2022-04-05	£331,713	£227,472	-	-
2021-04-05	£279,156	£241,354	-	-

## Trustees

Name	Role	Appointed
A HEPNER		
DANIEL JOSHUA ALEXANDER OST		
JOSEPH ARNOLD OST		

**WOODLANDS GREEN LTD**

England & Wales - Charity number 277299

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# Accounts

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**COMPANY REGISTRATION NUMBER: 01410061**  
**CHARITY REGISTRATION NUMBER: 277299**

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Financial Statements**  
**For the year ended**  
**5 April 2025**

**COHEN ARNOLD**  
Chartered accountant & statutory auditor  
New Burlington House  
1075 Finchley Road  
LONDON  
NW11 0PU

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Financial Statements**  
**Year ended 5 April 2025**

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**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Director's Report)**  
**Year ended 5 April 2025**

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The trustees, who are also the directors for the purposes of company law, present their report and the financial statements of the charity for the year ended 5 April 2025.

**REFERENCE AND ADMINISTRATIVE DETAILS**

<b>Registered charity name</b>	Woodlands Green Limited
<b>Charity registration number</b>	277299
<b>Company registration number</b>	01410061
<b>Principal office and registered office</b>	27 Yew Tree Court London NW11 0RA
<b>The Trustees</b>	Mr D J A Ost Mr J A Ost Mr A Hepner
<b>Auditor</b>	Cohen Arnold Chartered accountant & statutory auditor New Burlington House 1075 Finchley Road LONDON NW11 0PU

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Structure**

The charity is an incorporated entity established on 18th January 1979 and is limited by guarantee.

**Governance and management**

The Articles of Association provide for a minimum of two and a maximum of fifteen trustees. Were there a requirement for new trustees, these would be identified and appointed by the existing trustees.

**Risk management**

The trustees have identified and reviewed the major risks to which the charity is exposed, in particular those relating to the operations and finances of the charity, and are satisfied that the systems are in place to manage those risks.

**OBJECTIVES AND ACTIVITIES**

**Charitable objects**

The company is established to further those purposes for the public benefit as are exclusively charitable according to the laws of England and Wales as the trustees may determine and in particular, but not exclusively, the advancement of education, the relief of poverty and sickness, the relief of poverty and the advancement of the Jewish religion.

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Director's Report) *(continued)***  
**Year ended 5 April 2025**

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The charity's principal activity throughout the year was the provision and distribution of donations and grants to those causes that fall within the objectives of the charities. No change is envisaged in the immediate future.

The Trustees confirm their compliance with the duty to have due regard to the public benefit guidance published by the Charity Commission when reviewing the charity's aims and objectives and in planning its future activities.

**Grant making policy**

Grants are made to charitable institutions and organisations which accord with the objects of the charity.

The Trustees are approached for donations by a wide variety of charitable institutions operating all over England. The trustees consider all requests which they receive and make donations based on the level of funds available.

**ACHIEVEMENTS AND PERFORMANCE**

During the year the charity continued its philanthropic activities and its support of charitable with grants and donations totalling £128,340.

**FINANCIAL REVIEW**

The trustees consider the position of the charity to be satisfactory.

The charity's financial statements show a net surplus of £125,811 (2024: £40,207) and total unrestricted funds of £4,324,740 (2024: £4,194,594). Voluntary income during the year amounted to £5,000, and investment income during the year amounted to £366,301. The net rental income for the year was £302,652. Total resources expended were £245,490.

The financial results of the charity's activities for the period to 5 April 2025 are fully reflected in the attached financial statements together with the notes thereon.

**Reserves policy**

The charity attempts to maintain sufficient reserves to meet the ever increasing demands on its funds from various charitable organisations.

**PLANS FOR FUTURE PERIODS**

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

**TRUSTEES' RESPONSIBILITIES STATEMENT**

The trustees, who are also directors for the purposes 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 charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charitable company and the incoming resources and application of resources, including the income and expenditure, for that period.

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Director's Report) *(continued)***  
**Year ended 5 April 2025**

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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 applicable Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- 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 adequate accounting records that are sufficient to show and explain the charity's transactions and 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.

**SMALL COMPANY PROVISIONS**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The trustees' annual report was approved on 28 January 2026, and signed on behalf of the board of trustees by:

DocuSigned by:  
  
B0AC3D89A7FF4E8...  
Mr D J A Ost  
Trustee

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Independent Auditor's Report to the Members of Woodlands Green Limited**  
**Year ended 5 April 2025**

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**OPINION**

We have audited the financial statements of Woodlands Green Limited (the 'charity') for the year ended 5 April 2025 which comprise the statement of financial activities (including income and expenditure account), statement of financial position and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 5 April 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- 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 auditor's 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.

**Woodlands Green Limited**  
**Company Limited by Guarantee**

**Independent Auditor's Report to the Members of Woodlands Green Limited** *(continued)*  
**Year ended 5 April 2025**

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**OTHER INFORMATION**

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

**MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION**

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

We have nothing to report in respect of the following matters in relation to which the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the trustees' report is inconsistent in any material respect with the financial statements; or
- adequate 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.

**RESPONSIBILITIES OF TRUSTEES**

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

In preparing the financial statements, the trustees are responsible for assessing the 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.

**Woodlands Green Limited**  
**Company Limited by Guarantee**

**Independent Auditor's Report to the Members of Woodlands Green Limited** *(continued)*  
**Year ended 5 April 2025**

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**AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS**

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

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

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the group through discussion with the management and identified which were most significant with respect to the financial statements. We identified Companies Act 2006 (including associated regulations), Charities Act 2011, Charities SORP (FRS 102), Financial Reporting Standard 102, Taxation Laws and Regulations, The Landlord and Tenant Act and Health & Safety Regulations as being most significant to these financial statements. We communicated these identified frameworks amongst our audit team and remained alert to any indications of non-compliance throughout the audit. We ensured that the engagement team had sufficient competence and capability to identify or recognise non-compliance with laws and regulations.
- We discussed with the management the policies and procedures regarding compliance with the legal and regulatory framework.
- We assessed the susceptibility of the group's financial statements to material misstatement due to non-compliance with legal and regulatory framework, including how fraud might occur, by enquiry with the management during the planning and finalisation stages of our audit and by using proprietary disclosure checklists. The susceptibility to such material misstatement was determined to be low.
- Based on this understanding, we designed our audit procedures to identify non-compliance with the identified legal and regulatory framework, which were part of our procedures on the related financial statement items. Our procedures included reviewing the group's internal controls policies and procedures, reviewing the minutes of board meetings and correspondence with regulatory bodies including HM Revenue & Customs, testing transactions outside the normal course of the business and journal entries, and discussions with the management.

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 auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

**Woodlands Green Limited**  
**Company Limited by Guarantee**

**Independent Auditor's Report to the Members of Woodlands Green Limited** *(continued)*  
**Year ended 5 April 2025**

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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 auditor's report.

**USE OF OUR REPORT**

This report is made solely to the charity's members, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.

Signed by:



C5A5FBA986FE46D  
Asher Sternlicht FCA (Senior Statutory Auditor)

For and on behalf of  
Cohen Arnold  
Chartered accountant & statutory auditor  
New Burlington House  
1075 Finchley Road  
LONDON  
NW11 0PU

Date: 28 January 2026

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Statement of Financial Activities**  
**(including income and expenditure account)**  
**Year ended 5 April 2025**

		2025		2024
	Note	Unrestricted funds £	Total funds £	Total funds £
<b>Income and endowments</b>				
Donations and legacies	5	5,000	<b>5,000</b>	19,112
Investment income	6	366,301	<b>366,301</b>	310,824
<b>Total income</b>		<u>371,301</u>	<u><b>371,301</b></u>	<u>329,936</u>
<b>Expenditure</b>				
Expenditure on raising funds:				
Investment management costs	7	(53,408)	<b>(53,408)</b>	(36,162)
Expenditure on charitable activities		(192,082)	<b>(192,082)</b>	(253,567)
<b>Total expenditure</b>		<u>(245,490)</u>	<u><b>(245,490)</b></u>	<u>(289,729)</u>
<b>Net income</b>		<u>125,811</u>	<u><b>125,811</b></u>	<u>40,207</u>
<b>Other recognised gains and losses</b>				
Fair value movements		4,335	<b>4,335</b>	905,738
<b>Net movement in funds</b>		130,146	<b>130,146</b>	945,945
<b>Reconciliation of funds</b>				
Total funds brought forward		4,194,594	<b>4,194,594</b>	3,248,649
<b>Total funds carried forward</b>		<u>4,324,740</u>	<u><b>4,324,740</b></u>	<u>4,194,594</u>

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

The notes on pages 10 to 16 form part of these financial statements.

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Statement of Financial Position**  
**5 April 2025**

	Note	2025		2024	
		£	£	£	£
<b>Fixed assets</b>					
Investments	11		3,345,380		3,341,045
<b>Current assets</b>					
Debtors	12	1,684,369		1,667,082	
Cash at bank and in hand		41,204		51,731	
		<u>1,725,573</u>		<u>1,718,813</u>	
<b>Creditors: amounts falling due within one year</b>	13	<u>(167,536)</u>		<u>(193,143)</u>	
<b>Net current assets</b>			<u>1,558,037</u>		<u>1,525,670</u>
<b>Total assets less current liabilities</b>			<u>4,903,417</u>		<u>4,866,715</u>
<b>Creditors: amounts falling due after more than one year</b>	14		<u>(578,677)</u>		<u>(672,121)</u>
<b>Net assets</b>			<u>4,324,740</u>		<u>4,194,594</u>
<b>Funds of the charity</b>					
Unrestricted funds			<u>4,324,740</u>		<u>4,194,594</u>
<b>Total charity funds</b>	15		<u>4,324,740</u>		<u>4,194,594</u>

For the year ending 5 April 2025 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

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

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

These financial statements were approved by the board of trustees and authorised for issue on 28 January 2026, and are signed on behalf of the board by:

DocuSigned by:  
  
 B0AC3D89A7FF4E8...  
 Mr D J A Ost  
 Trustee

The notes on pages 10 to 16 form part of these financial statements.

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements**  
**Year ended 5 April 2025**

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**1. General information**

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is 27 Yew Tree Court, London, NW11 0RA.

**2. Statement of compliance**

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

**3. Accounting policies**

**Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

**Going concern**

There are no material uncertainties about the charity's ability to continue.

**Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

**Fund accounting**

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 5 April 2025**

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**3. Accounting policies** *(continued)*

**Incoming resources**

All income is included in the statement of financial activities 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 or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- all other income is recognised on a receivable basis. This includes income from investments and deposits, and rentals from property assets.

**Resources expended**

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

**Investments**

Listed investments are measured at fair value with changes in fair value being recognised in profit or loss.

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 5 April 2025**

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**3. Accounting policies** *(continued)*

**Investment property**

Properties classified as investments are included in the Balance Sheet at fair value. Any gains or losses arising from changes in the fair value are recognised in the Statement of Financial Activities.

In accordance with the FRS 102, no depreciation or amortisation is provided in respect of freehold or long-leasehold investment properties.

**Acquisitions and Disposals of Properties**

Acquisitions and Disposals of properties are considered to take place at the date of legal completion and are included in the Financial Statements accordingly.

**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 a 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.

**4. Limited by guarantee**

Woodlands Green Ltd is a company limited by guarantee and accordingly does not have a share capital.

Every member of the company undertakes to contribute such amount as may be required not exceeding £1 to the assets of the company in the event of its being wound up while he or she is a member, or within one year after he or she ceases to be a member.

**5. Donations and legacies**

	Unrestricted Funds £	<b>Total Funds 2025 £</b>	Unrestricted Funds £	Total Funds 2024 £
<b>Donations</b>				
Donations	<u>5,000</u>	<u><b>5,000</b></u>	<u>19,112</u>	<u>19,112</u>

Donations received includes £5,000 received from companies connected with the trustees. No conditions were attached to any of the donations.

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 5 April 2025**

**6. Investment income**

	Unrestricted Funds £	<b>Total Funds 2025 £</b>	Unrestricted Funds £	Total Funds 2024 £
Income from investment properties	356,060	<b>356,060</b>	301,198	301,198
Income from listed investments	1,663	<b>1,663</b>	1,456	1,456
Other interest receivable	8,578	<b>8,578</b>	8,170	8,170
	<u>366,301</u>	<u><b>366,301</b></u>	<u>310,824</u>	<u>310,824</u>

**7. Investment management costs**

	Unrestricted Funds £	<b>Total Funds 2025 £</b>	Unrestricted Funds £	Total Funds 2024 £
Investment property management expenses	53,408	<b>53,408</b>	36,162	36,162

**8. Analysis of grants**

	<b>2025 £</b>
<b>Grants to institutions</b>	
Tomchai Torah Be'Am Yisroel (T.T.B.Y.)	<b>15,360</b>
Mifal Tzedoko V'Chesed Limited	<b>10,500</b>
British Friends of Chatzer Hakodesh Viznitz	<b>10,000</b>
Lehachazikom UK	<b>10,000</b>
The AA Trust	<b>8,500</b>
The Grosvenor Foundation Limited	<b>7,500</b>
Friends of Wiznitz Limited	<b>6,000</b>
Toirem	<b>6,000</b>
Jewish Teachers' Training College	<b>5,000</b>
Yishaya Adler Memorial Fund	<b>5,000</b>
Yeshuos Shabbos	<b>5,000</b>
Other grants less than £5,000	<b>39,480</b>
Total grants	<u><b>128,340</b></u>

**9. Auditors remuneration**

	<b>2025 £</b>	2024 £
Fees payable for the audit of the financial statements	<u><b>4,920</b></u>	<u>4,560</u>

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 5 April 2025**

**10. Trustee remuneration and expenses**

No remuneration or other benefits from employment with the charity or a related entity were received by the trustees.

**11. Investments**

	Listed investments £	Investment properties £	Total £
<b>Fair value</b>			
At 6 April 2024	41,045	3,300,000	<b>3,341,045</b>
Additions	–	–	–
Fair value movements	4,335	–	<b>4,335</b>
<b>At 5 April 2025</b>	<u>45,380</u>	<u>3,300,000</u>	<u><b>3,345,380</b></u>
<b>Impairment</b>			
At 6 April 2024 and 5 April 2025			–
<b>Carrying amount</b>			
At 5 April 2025	<u>45,380</u>	<u>3,300,000</u>	<u><b>3,345,380</b></u>
At 5 April 2024	<u>41,045</u>	<u>3,300,000</u>	<u>3,341,045</u>

All investments shown above are held at valuation.

**Investment properties**

The Company's investment properties were valued by the directors as at 5 April 2025, based on their understanding of property market conditions and the specific property concerned.

**Listed investments**

Listed investments are stated at mid-market value at the close of business on the London Stock Exchange at the charity's year end.

**12. Debtors**

	2025 £	2024 £
Prepayments and accrued income	<b>10,618</b>	11,211
Other debtors	<b>1,673,751</b>	1,655,871
	<u><b>1,684,369</b></u>	<u>1,667,082</u>

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 5 April 2025**

**13. Creditors: amounts falling due within one year**

	<b>2025</b>	2024
	£	£
Mortgage loans	<b>86,055</b>	86,057
Accruals and deferred income	<b>45,742</b>	62,478
Other creditors	<b>35,739</b>	44,608
	<b><u>167,536</u></b>	<u>193,143</u>

**14. Creditors: amounts falling due after more than one year**

	<b>2025</b>	2024
	£	£
Mortgage loans	<b>555,528</b>	643,417
Bank loans and overdrafts	<b>23,149</b>	28,704
	<b><u>578,677</u></b>	<u>672,121</u>

**15. Analysis of charitable funds****Unrestricted funds**

	At 6 April 2024	Income	Expenditure	Gains and losses	At 5 April 2025
	£	£	£	£	£
General funds	1,712,556	371,301	(245,490)	–	<b>1,838,367</b>
Fair value reserve	2,482,038	–	–	4,335	<b>2,486,373</b>
	<u>4,194,594</u>	<u>371,301</u>	<u>(245,490)</u>	<u>4,335</u>	<b><u>4,324,740</u></b>

	At 6 April 2023	Income	Expenditure	Gains and losses	At 5 April 2024
	£	£	£	£	£
General funds	1,672,349	329,936	(289,729)	–	1,712,556
Fair value reserve	1,576,300	–	–	905,738	2,482,038
	<u>3,248,649</u>	<u>329,936</u>	<u>(289,729)</u>	<u>905,738</u>	<u>4,194,594</u>

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 5 April 2025**

**16. Analysis of net assets between funds**

	Unrestricted Funds £	Total Funds 2025 £
Investments	3,345,380	<b>3,345,380</b>
Current assets	1,725,573	<b>1,725,573</b>
Creditors less than 1 year	(167,536)	<b>(167,536)</b>
Creditors greater than 1 year	(578,677)	<b>(578,677)</b>
<b>Net assets</b>	<u>4,324,740</u>	<u><b>4,324,740</b></u>
	Unrestricted Funds £	Total Funds 2024 £
Investments	3,341,045	3,341,045
Current assets	1,718,813	1,718,813
Creditors less than 1 year	(193,143)	(193,143)
Creditors greater than 1 year	(672,121)	(672,121)
<b>Net assets</b>	<u>4,194,594</u>	<u>4,194,594</u>

**17. Related parties**

Other debtors includes amounts aggregating £1,497,865 due from charities where the trustees of this charity are trustees. The loans are interest free and repayable on demand.

Other debtors includes an amount of £171,568 due from a company where the trustees of this charity are directors. During the period, interest was charged on this loan at the rate of 5% per annum.

Other creditors falling due within one year represents amounts aggregating £35,739 due to companies where the trustees of this charity are directors. The loans are interest free and repayable on demand.

Additional related party information is included in note 5.

**WOODLANDS GREEN LTD**

England & Wales - Charity number 277299

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# Accounts

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**COMPANY REGISTRATION NUMBER: 01410061**  
**CHARITY REGISTRATION NUMBER: 277299**

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Financial Statements**  
**For the year ended**  
**5 April 2024**

**COHEN ARNOLD**  
Chartered accountant & statutory auditor  
New Burlington House  
1075 Finchley Road  
LONDON  
NW11 0PU

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Financial Statements**  
**Year ended 5 April 2024**

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Independent auditor's report to the members	<b>4</b>
Statement of financial activities (including income and expenditure account)	<b>8</b>
Statement of financial position	<b>9</b>
Notes to the financial statements	<b>10</b>

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**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Director's Report)**  
**Year ended 5 April 2024**

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The trustees, who are also the directors for the purposes of company law, present their report and the financial statements of the charity for the year ended 5 April 2024.

**REFERENCE AND ADMINISTRATIVE DETAILS**

<b>Registered charity name</b>	Woodlands Green Limited
<b>Charity registration number</b>	277299
<b>Company registration number</b>	01410061
<b>Principal office and registered office</b>	27 Yew Tree Court London NW11 0RA
<b>The Trustees</b>	Mr D J A Ost Mr J A Ost Mr A Hepner
<b>Auditor</b>	Cohen Arnold Chartered accountant & statutory auditor New Burlington House 1075 Finchley Road LONDON NW11 0PU

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Structure**

The charity is an incorporated entity established on 18th January 1979 and is limited by guarantee.

**Governance and management**

The Articles of Association provide for a minimum of two and a maximum of fifteen trustees. Were there a requirement for new trustees, these would be identified and appointed by the existing trustees.

**Risk management**

The trustees have identified and reviewed the major risks to which the charity is exposed, in particular those relating to the operations and finances of the charity, and are satisfied that the systems are in place to manage those risks.

**OBJECTIVES AND ACTIVITIES**

**Charitable objects**

The company is established to further those purposes for the public benefit as are exclusively charitable according to the laws of England and Wales as the trustees may determine and in particular, but not exclusively, the advancement of education, the relief of poverty and sickness, the relief of poverty and the advancement of the Jewish religion.

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Director's Report) *(continued)***  
**Year ended 5 April 2024**

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The charity's principal activity throughout the year was the provision and distribution of donations and grants to those causes that fall within the objectives of the charities. No change is envisaged in the immediate future.

The Trustees confirm their compliance with the duty to have due regard to the public benefit guidance published by the Charity Commission when reviewing the charity's aims and objectives and in planning its future activities.

**Grant making policy**

Grants are made to charitable institutions and organisations which accord with the objects of the charity.

The Trustees are approached for donations by a wide variety of charitable institutions operating all over England. The trustees consider all requests which they receive and make donations based on the level of funds available.

**ACHIEVEMENTS AND PERFORMANCE**

During the year the charity continued its philanthropic activities and its support of charitable with grants and donations totalling £182,500.

**FINANCIAL REVIEW**

The trustees consider the position of the charity to be satisfactory.

The charity's financial statements show a net surplus of £40,207 (2023: £55,031) and total unrestricted funds of £4,194,594 (2023: £3,248,649). Voluntary income during the year amounted to £19,112, and investment income during the year amounted to £310,824. The net rental income for the year was £265,036. Total resources expended were £289,729.

The financial results of the charity's activities for the period to 5 April 2024 are fully reflected in the attached financial statements together with the notes thereon.

**Reserves policy**

The charity attempts to maintain sufficient reserves to meet the ever increasing demands on its funds from various charitable organisations.

**PLANS FOR FUTURE PERIODS**

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

**TRUSTEES' RESPONSIBILITIES STATEMENT**

The trustees, who are also directors for the purposes 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 charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charitable company and the incoming resources and application of resources, including the income and expenditure, for that period.

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Director's Report) *(continued)***  
**Year ended 5 April 2024**

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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 applicable Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- 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 adequate accounting records that are sufficient to show and explain the charity's transactions and 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.

**SMALL COMPANY PROVISIONS**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The trustees' annual report was approved on 23 January 2025 and signed on behalf of the board of trustees by:

DocuSigned by:  
  
B0AC3D89A7FF4E8...  
Mr D J A Ost  
Trustee

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Independent Auditor's Report to the Members of Woodlands Green Limited**  
**Year ended 5 April 2024**

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**OPINION**

We have audited the financial statements of Woodlands Green Limited (the 'charity') for the year ended 5 April 2024 which comprise the statement of financial activities (including income and expenditure account), statement of financial position and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 5 April 2024 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- 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 auditor's 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.

**Woodlands Green Limited**  
**Company Limited by Guarantee**

**Independent Auditor's Report to the Members of Woodlands Green Limited** *(continued)*  
**Year ended 5 April 2024**

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**OTHER INFORMATION**

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

**MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION**

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

We have nothing to report in respect of the following matters in relation to which the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the trustees' report is inconsistent in any material respect with the financial statements; or
- adequate 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.

**RESPONSIBILITIES OF TRUSTEES**

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

In preparing the financial statements, the trustees are responsible for assessing the 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.

**Woodlands Green Limited**  
**Company Limited by Guarantee**

**Independent Auditor's Report to the Members of Woodlands Green Limited** *(continued)*  
**Year ended 5 April 2024**

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**AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS**

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

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

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the group through discussion with the management and identified which were most significant with respect to the financial statements. We identified Companies Act 2006 (including associated regulations), Charities Act 2011, Charities SORP (FRS 102), Financial Reporting Standard 102, Taxation Laws and Regulations, The Landlord and Tenant Act and Health & Safety Regulations as being most significant to these financial statements. We communicated these identified frameworks amongst our audit team and remained alert to any indications of non-compliance throughout the audit. We ensured that the engagement team had sufficient competence and capability to identify or recognise non-compliance with laws and regulations.
- We discussed with the management the policies and procedures regarding compliance with the legal and regulatory framework.
- We assessed the susceptibility of the group's financial statements to material misstatement due to non-compliance with legal and regulatory framework, including how fraud might occur, by enquiry with the management during the planning and finalisation stages of our audit and by using proprietary disclosure checklists. The susceptibility to such material misstatement was determined to be low.
- Based on this understanding, we designed our audit procedures to identify non-compliance with the identified legal and regulatory framework, which were part of our procedures on the related financial statement items. Our procedures included reviewing the group's internal controls policies and procedures, reviewing the minutes of board meetings and correspondence with regulatory bodies including HM Revenue & Customs, testing transactions outside the normal course of the business and journal entries, and discussions with the management.

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 auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

**Woodlands Green Limited**  
**Company Limited by Guarantee**

**Independent Auditor's Report to the Members of Woodlands Green Limited** *(continued)*  
**Year ended 5 April 2024**

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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 auditor's report.

**USE OF OUR REPORT**

This report is made solely to the charity's members, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.

Signed by:



C5A5FBA986FE45D...

Asher Sternlicht FCA (Senior Statutory Auditor)

For and on behalf of  
Cohen Arnold  
Chartered accountant & statutory auditor  
New Burlington House  
1075 Finchley Road  
LONDON  
NW11 0PU

23 January 2025

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Statement of Financial Activities**  
**(including income and expenditure account)**  
**Year ended 5 April 2024**

		2024		2023
		Unrestricted funds	Total funds	Total funds
	Note	£	£	£
<b>Income and endowments</b>				
Donations and legacies	5	19,112	<b>19,112</b>	46,000
Investment income	6	310,824	<b>310,824</b>	315,985
<b>Total income</b>		<u>329,936</u>	<u><b>329,936</b></u>	<u>361,985</u>
<b>Expenditure</b>				
Expenditure on raising funds:				
Investment management costs	7	(36,162)	<b>(36,162)</b>	(20,785)
Expenditure on charitable activities		(253,567)	<b>(253,567)</b>	(286,169)
<b>Total expenditure</b>		<u>(289,729)</u>	<u><b>(289,729)</b></u>	<u>(306,954)</u>
<b>Net income</b>		<u>40,207</u>	<u><b>40,207</b></u>	<u>55,031</u>
<b>Other recognised gains and losses</b>				
Fair value movements		905,738	<b>905,738</b>	394,973
<b>Net movement in funds</b>		945,945	<b>945,945</b>	450,004
<b>Reconciliation of funds</b>				
Total funds brought forward		3,248,649	<b>3,248,649</b>	2,798,645
<b>Total funds carried forward</b>		<u>4,194,594</u>	<u><b>4,194,594</b></u>	<u>3,248,649</u>

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

The notes on pages 10 to 16 form part of these financial statements.

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Statement of Financial Position**  
**5 April 2024**

	Note	2024		2023	
		£	£	£	£
<b>Fixed assets</b>					
Investments	11		3,341,045		2,435,307
<b>Current assets</b>					
Debtors	12	1,667,082		1,619,538	
Cash at bank and in hand		51,731		93,313	
		<u>1,718,813</u>		<u>1,712,851</u>	
<b>Creditors: amounts falling due within one year</b>	13	<u>(193,143)</u>		<u>(149,867)</u>	
<b>Net current assets</b>			<u>1,525,670</u>		<u>1,562,984</u>
<b>Total assets less current liabilities</b>			<u>4,866,715</u>		<u>3,998,291</u>
<b>Creditors: amounts falling due after more than one year</b>	14		<u>(672,121)</u>		<u>(749,642)</u>
<b>Net assets</b>			<u>4,194,594</u>		<u>3,248,649</u>
<b>Funds of the charity</b>					
Unrestricted funds			<u>4,194,594</u>		<u>3,248,649</u>
<b>Total charity funds</b>	15		<u>4,194,594</u>		<u>3,248,649</u>

For the year ending 5 April 2024 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

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

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

These financial statements were approved by the board of trustees and authorised for issue on 23 January 2025, and are signed on behalf of the board by:

DocuSigned by:  
  
 B0AÇ3D89A7FF4E8...  
 Mr D J A Ost  
 Trustee

The notes on pages 10 to 16 form part of these financial statements.

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements**  
**Year ended 5 April 2024**

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**1. General information**

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is 27 Yew Tree Court, London, NW11 0RA.

**2. Statement of compliance**

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

**3. Accounting policies**

**Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

**Going concern**

There are no material uncertainties about the charity's ability to continue.

**Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

**Fund accounting**

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 5 April 2024**

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**3. Accounting policies** *(continued)*

**Incoming resources**

All income is included in the statement of financial activities 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 or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- all other income is recognised on a receivable basis. This includes income from investments and deposits, and rentals from property assets.

**Resources expended**

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

**Investments**

Listed investments are measured at fair value with changes in fair value being recognised in profit or loss.

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 5 April 2024**

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**3. Accounting policies** *(continued)*

**Investment property**

Properties classified as investments are included in the Balance Sheet at fair value. Any gains or losses arising from changes in the fair value are recognised in the Statement of Financial Activities.

In accordance with the FRS 102, no depreciation or amortisation is provided in respect of freehold or long-leasehold investment properties.

**Acquisitions and Disposals of Properties**

Acquisitions and Disposals of properties are considered to take place at the date of legal completion and are included in the Financial Statements accordingly.

**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 a 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.

**4. Limited by guarantee**

Woodlands Green Ltd is a company limited by guarantee and accordingly does not have a share capital.

Every member of the company undertakes to contribute such amount as may be required not exceeding £1 to the assets of the company in the event of its being wound up while he or she is a member, or within one year after he or she ceases to be a member.

**5. Donations and legacies**

	Unrestricted Funds £	<b>Total Funds 2024 £</b>	Unrestricted Funds £	Total Funds 2023 £
<b>Donations</b>				
Donations	19,112	<b>19,112</b>	46,000	46,000

Donations received includes £15,000 received from companies connected with the trustees. No conditions were attached to any of the donations.

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 5 April 2024**

**6. Investment income**

	Unrestricted Funds £	<b>Total Funds 2024 £</b>	Unrestricted Funds £	Total Funds 2023 £
Income from investment properties	301,198	<b>301,198</b>	306,595	306,595
Income from listed investments	1,456	<b>1,456</b>	1,609	1,609
Other interest receivable	8,170	<b>8,170</b>	7,781	7,781
	<u>310,824</u>	<u><b>310,824</b></u>	<u>315,985</u>	<u>315,985</u>

**7. Investment management costs**

	Unrestricted Funds £	<b>Total Funds 2024 £</b>	Unrestricted Funds £	Total Funds 2023 £
Investment property management expenses	36,162	<b>36,162</b>	20,785	20,785

**8. Analysis of grants**

	<b>2024 £</b>
<b>Grants to institutions</b>	
Tomchai Torah Be'Am Yisroel (T.T.B.Y.)	<b>25,000</b>
Chevras Mo'oz Ladol	<b>22,500</b>
Live and Learn	<b>21,000</b>
Mercas Chasidei Wiznitz Trust	<b>12,250</b>
Start Upright	<b>10,000</b>
String of Pearls	<b>10,000</b>
Collel Chibath Yerushalyaim	<b>6,000</b>
The TMC Trust Limited	<b>5,600</b>
Beis Yaakov Primary School Foundation	<b>5,000</b>
Chasdei Aharon Limited	<b>5,000</b>
Goodheights Ltd	<b>5,000</b>
Other grants less than £5,000	<b>55,150</b>
Total grants	<u><b>182,500</b></u>

**9. Auditors remuneration**

	<b>2024 £</b>	2023 £
Fees payable for the audit of the financial statements	<u><b>4,560</b></u>	<u>4,530</u>

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 5 April 2024**

**10. Trustee remuneration and expenses**

No remuneration or other benefits from employment with the charity or a related entity were received by the trustees.

**11. Investments**

	Listed investments £	Investment properties £	<b>Total £</b>
<b>Fair value</b>			
At 6 April 2023	35,307	2,400,000	<b>2,435,307</b>
Additions	–	–	–
Fair value movements	5,738	900,000	<b>905,738</b>
<b>At 5 April 2024</b>	<u>41,045</u>	<u>3,300,000</u>	<u><b>3,341,045</b></u>
<b>Impairment</b>			
At 6 April 2023 and 5 April 2024			–
<b>Carrying amount</b>			
At 5 April 2024	<u>41,045</u>	<u>3,300,000</u>	<u><b>3,341,045</b></u>
At 5 April 2023	<u>35,307</u>	<u>2,400,000</u>	<u>2,435,307</u>

All investments shown above are held at valuation.

**Investment properties**

The Company's investment properties were valued by the directors as at 5 April 2024, based on their understanding of property market conditions and the specific property concerned.

**Listed investments**

Listed investments are stated at mid-market value at the close of business on the London Stock Exchange at the charity's year end.

**12. Debtors**

	<b>2024</b> £	2023 £
Prepayments and accrued income	<b>11,211</b>	10,166
Other debtors	<b>1,655,871</b>	1,609,372
	<u><b>1,667,082</b></u>	<u>1,619,538</u>

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 5 April 2024**

**13. Creditors: amounts falling due within one year**

	<b>2024</b>	2023
	£	£
Mortgage loans	<b>86,057</b>	95,086
Accruals and deferred income	<b>62,478</b>	51,396
Other creditors	<b>44,608</b>	3,385
	<u><b>193,143</b></u>	<u>149,867</u>

**14. Creditors: amounts falling due after more than one year**

	<b>2024</b>	2023
	£	£
Mortgage loans	<b>643,417</b>	715,382
Bank loans and overdrafts	<b>28,704</b>	34,260
	<u><b>672,121</b></u>	<u>749,642</u>

**15. Analysis of charitable funds****Unrestricted funds**

	At 6 April 2023	Income	Expenditure	Gains and losses	At 5 April 2024
	£	£	£	£	£
General funds	1,672,349	329,936	(289,729)	–	<b>1,712,556</b>
Fair value reserve	1,576,300	–	–	905,738	<b>2,482,038</b>
	<u>3,248,649</u>	<u>329,936</u>	<u>(289,729)</u>	<u>905,738</u>	<u><b>4,194,594</b></u>
	At 6 April 2022	Income	Expenditure	Gains and losses	At 5 April 2023
	£	£	£	£	£
General funds	1,617,318	361,985	(306,954)	–	1,672,349
Fair value reserve	1,181,327	–	–	394,973	1,576,300
	<u>2,798,645</u>	<u>361,985</u>	<u>(306,954)</u>	<u>394,973</u>	<u>3,248,649</u>

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 5 April 2024**

**16. Analysis of net assets between funds**

	Unrestricted Funds £	Total Funds 2024 £
Investments	3,341,045	<b>3,341,045</b>
Current assets	1,718,813	<b>1,718,813</b>
Creditors less than 1 year	(193,143)	<b>(193,143)</b>
Creditors greater than 1 year	(672,121)	<b>(672,121)</b>
<b>Net assets</b>	<u>4,194,594</u>	<u><b>4,194,594</b></u>
	Unrestricted Funds £	Total Funds 2023 £
Investments	2,435,307	2,435,307
Current assets	1,712,851	1,712,851
Creditors less than 1 year	(149,867)	(149,867)
Creditors greater than 1 year	(749,642)	(749,642)
<b>Net assets</b>	<u>3,248,649</u>	<u>3,248,649</u>

**17. Related parties**

Other debtors includes amounts aggregating £1,488,155 due from charities where the trustees of this charity are trustees. The loans are interest free and repayable on demand.

Other debtors includes an amount of £163,398 due from a company where the trustees of this charity are directors. During the period, interest was charged on this loan at the rate of 5% per annum.

Other creditors falling due within one year represents amounts aggregating £44,608 due to companies where the trustees of this charity are directors. The loans are interest free and repayable on demand.

Additional related party information is included in note 5.

**WOODLANDS GREEN LTD**

England & Wales - Charity number 277299

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# Accounts

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**COMPANY REGISTRATION NUMBER: 01410061**  
**CHARITY REGISTRATION NUMBER: 277299**

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Financial Statements**  
**For the year ended**  
**5 April 2023**

**COHEN ARNOLD**  
Chartered accountant & statutory auditor  
New Burlington House  
1075 Finchley Road  
LONDON  
NW11 0PU

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Financial Statements**  
**Year ended 5 April 2023**

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Independent auditor's report to the members	<b>4</b>
Statement of financial activities (including income and expenditure account)	<b>8</b>
Statement of financial position	<b>9</b>
Notes to the financial statements	<b>10</b>

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**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Director's Report)**  
**Year ended 5 April 2023**

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The trustees, who are also the directors for the purposes of company law, present their report and the financial statements of the charity for the year ended 5 April 2023.

**REFERENCE AND ADMINISTRATIVE DETAILS**

<b>Registered charity name</b>	Woodlands Green Limited
<b>Charity registration number</b>	277299
<b>Company registration number</b>	01410061
<b>Principal office and registered office</b>	27 Yew Tree Court London NW11 0RA
<b>The trustees</b>	Mr D J A Ost Mr J A Ost Mr A Hepner
<b>Auditor</b>	Asher Sternlicht FCA Cohen Arnold Chartered accountant & statutory auditor New Burlington House 1075 Finchley Road LONDON NW11 0PU

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Structure**

The charity is an incorporated entity established on 18th January 1979 and is limited by guarantee.

**Governance and management**

The Articles of Association provide for a minimum of two and a maximum of fifteen trustees. Were there a requirement for new trustees, these would be identified and appointed by the existing trustees.

**Risk management**

The trustees have identified and reviewed the major risks to which the charity is exposed, in particular those relating to the operations and finances of the charity, and are satisfied that the systems are in place to manage those risks.

**OBJECTIVES AND ACTIVITIES**

**Charitable objects**

The company is established to further those purposes for the public benefit as are exclusively charitable according to the laws of England and Wales as the trustees may determine and in particular, but not exclusively, the advancement of education, the relief of poverty and sickness, the relief of poverty and the advancement of the Jewish religion.

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Director's Report) *(continued)***  
**Year ended 5 April 2023**

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The charity's principal activity throughout the year was the provision and distribution of donations and grants to those causes that fall within the objectives of the charities. No change is envisaged in the immediate future.

The Trustees confirm their compliance with the duty to have due regard to the public benefit guidance published by the Charity Commission when reviewing the charity's aims and objectives and in planning its future activities.

**Grant making policy**

Grants are made to charitable institutions and organisations which accord with the objects of the charity.

The Trustees are approached for donations by a wide variety of charitable institutions operating all over England. The trustees consider all requests which they receive and make donations based on the level of funds available.

**ACHIEVEMENTS AND PERFORMANCE**

During the year the charity continued its philanthropic activities and its support of charitable with grants and donations totalling £231,822.

**FINANCIAL REVIEW**

The trustees consider the position of the charity to be satisfactory.

The charity's financial statements show a net surplus of £55,031 (2022: £104,241) and total unrestricted funds of £3,248,649 (2022: £2,798,645). Voluntary income during the year amounted to £46,000, and investment income during the year amounted to £315,985. The net rental income for the year was £285,810. Total resources expended were £296,954.

The financial results of the charity's activities for the period to 5 April 2023 are fully reflected in the attached financial statements together with the notes thereon.

**Reserves policy**

The charity attempts to maintain sufficient reserves to meet the ever increasing demands on its funds from various charitable organisations.

**PLANS FOR FUTURE PERIODS**

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

**TRUSTEES' RESPONSIBILITIES STATEMENT**

The trustees, who are also directors for the purposes 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 charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charitable company and the incoming resources and application of resources, including the income and expenditure, for that period.

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Director's Report) *(continued)***  
**Year ended 5 April 2023**

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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 applicable Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- 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 adequate accounting records that are sufficient to show and explain the charity's transactions and 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.

**SMALL COMPANY PROVISIONS**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The trustees' annual report was approved on 30 January 2024 and signed on behalf of the board of trustees by:

DocuSigned by:  
  
B0AC3D89A7FF4E8...  
Mr D J A Ost  
Trustee

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Independent Auditor's Report to the Members of Woodlands Green Limited**  
**Year ended 5 April 2023**

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**OPINION**

We have audited the financial statements of Woodlands Green Limited (the 'charity') for the year ended 5 April 2023 which comprise the statement of financial activities (including income and expenditure account), statement of financial position and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 5 April 2023 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- 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 auditor's 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.

**Woodlands Green Limited**  
**Company Limited by Guarantee**

**Independent Auditor's Report to the Members of Woodlands Green Limited** *(continued)*  
**Year ended 5 April 2023**

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**OTHER INFORMATION**

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

**MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION**

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

We have nothing to report in respect of the following matters in relation to which the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the trustees' report is inconsistent in any material respect with the financial statements; or
- adequate 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.

**RESPONSIBILITIES OF TRUSTEES**

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

In preparing the financial statements, the trustees are responsible for assessing the 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.

**Woodlands Green Limited**  
**Company Limited by Guarantee**

**Independent Auditor's Report to the Members of Woodlands Green Limited** *(continued)*

**Year ended 5 April 2023**

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**AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS**

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

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

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the group through discussion with the management and identified which were most significant with respect to the financial statements. We identified Companies Act 2006 (including associated regulations), Charities Act 2011, Charities SORP (FRS 102), Financial Reporting Standard 102, Taxation Laws and Regulations, The Landlord and Tenant Act and Health & Safety Regulations as being most significant to these financial statements. We communicated these identified frameworks amongst our audit team and remained alert to any indications of non-compliance throughout the audit. We ensured that the engagement team had sufficient competence and capability to identify or recognise non-compliance with laws and regulations.
- We discussed with the management the policies and procedures regarding compliance with the legal and regulatory framework.
- We assessed the susceptibility of the group's financial statements to material misstatement due to non-compliance with legal and regulatory framework, including how fraud might occur, by enquiry with the management during the planning and finalisation stages of our audit and by using proprietary disclosure checklists. The susceptibility to such material misstatement was determined to be low.
- Based on this understanding, we designed our audit procedures to identify non-compliance with the identified legal and regulatory framework, which were part of our procedures on the related financial statement items. Our procedures included reviewing the group's internal controls policies and procedures, reviewing the minutes of board meetings and correspondence with regulatory bodies including HM Revenue & Customs, testing transactions outside the normal course of the business and journal entries, and discussions with the management.

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 auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

**Woodlands Green Limited**  
**Company Limited by Guarantee**

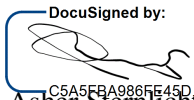
**Independent Auditor's Report to the Members of Woodlands Green Limited** *(continued)*  
**Year ended 5 April 2023**

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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 auditor's report.

**USE OF OUR REPORT**

This report is made solely to the charity's members, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.

DocuSigned by:  
  
C5A5FBA986FE45D

Asher Sternlicht FCA (Senior Statutory Auditor)

For and on behalf of  
Cohen Arnold  
Chartered accountant & statutory auditor  
New Burlington House  
1075 Finchley Road  
LONDON  
NW11 0PU

30 January 2024

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Statement of Financial Activities**  
**(including income and expenditure account)**  
**Year ended 5 April 2023**

		2023		2022
	Note	Unrestricted funds £	Total funds £	Total funds £
<b>Income and endowments</b>				
Donations and legacies	5	46,000	<b>46,000</b>	16,000
Investment income	6	315,985	<b>315,985</b>	315,713
<b>Total income</b>		<u>361,985</u>	<u><b>361,985</b></u>	<u>331,713</u>
<b>Expenditure</b>				
Expenditure on raising funds:				
Investment management costs	7	(20,785)	<b>(20,785)</b>	(33,754)
Expenditure on charitable activities		(286,169)	<b>(286,169)</b>	(193,718)
<b>Total expenditure</b>		<u>(306,954)</u>	<u><b>(306,954)</b></u>	<u>(227,472)</u>
<b>Net income</b>		<u>55,031</u>	<u><b>55,031</b></u>	<u>104,241</u>
<b>Other recognised gains and losses</b>				
Fair value movements		394,973	<b>394,973</b>	2,229
<b>Net movement in funds</b>		450,004	<b>450,004</b>	106,470
<b>Reconciliation of funds</b>				
Total funds brought forward		2,798,645	<b>2,798,645</b>	2,692,175
<b>Total funds carried forward</b>		<u>3,248,649</u>	<u><b>3,248,649</b></u>	<u>2,798,645</u>

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

The notes on pages 10 to 16 form part of these financial statements.

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Statement of Financial Position**  
**5 April 2023**

	Note	2023		2022	
		£	£	£	£
<b>Fixed assets</b>					
Investments	11		2,435,307		2,040,334
<b>Current assets</b>					
Debtors	12	1,619,538		1,662,844	
Cash at bank and in hand		93,313		127,575	
		<u>1,712,851</u>		<u>1,790,419</u>	
<b>Creditors: amounts falling due within one year</b>	13	<u>(149,867)</u>		<u>(190,190)</u>	
<b>Net current assets</b>			<u>1,562,984</u>		<u>1,600,229</u>
<b>Total assets less current liabilities</b>			<u>3,998,291</u>		<u>3,640,563</u>
<b>Creditors: amounts falling due after more than one year</b>	14		<u>(749,642)</u>		<u>(841,918)</u>
<b>Net assets</b>			<u><u>3,248,649</u></u>		<u><u>2,798,645</u></u>
<b>Funds of the charity</b>					
Unrestricted funds			<u>3,248,649</u>		<u>2,798,645</u>
<b>Total charity funds</b>	15		<u><u>3,248,649</u></u>		<u><u>2,798,645</u></u>

For the year ending 5 April 2023 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

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

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

These financial statements were approved by the board of trustees and authorised for issue on 30 January 2024, and are signed on behalf of the board by:

DocuSigned by:  
  
B0AC3D89A7FF4E8...  
 Mr D J A Ost  
 Trustee

The notes on pages 10 to 16 form part of these financial statements.

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements**  
**Year ended 5 April 2023**

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**1. General information**

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is 27 Yew Tree Court, London, NW11 0RA.

**2. Statement of compliance**

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

**3. Accounting policies**

**Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

**Going concern**

There are no material uncertainties about the charity's ability to continue.

**Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

**Fund accounting**

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 5 April 2023**

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**3. Accounting policies** *(continued)*

**Incoming resources**

All income is included in the statement of financial activities 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 or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- all other income is recognised on a receivable basis. This includes income from investments and deposits, and rentals from property assets.

**Resources expended**

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

**Investments**

Listed investments are measured at fair value with changes in fair value being recognised in profit or loss.

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 5 April 2023**

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**3. Accounting policies** *(continued)*

**Investment property**

Properties classified as investments are included in the Balance Sheet at fair value. Any gains or losses arising from changes in the fair value are recognised in the Statement of Financial Activities.

In accordance with the FRS 102, no depreciation or amortisation is provided in respect of freehold or long-leasehold investment properties.

**Acquisitions and Disposals of Properties**

Acquisitions and Disposals of properties are considered to take place at the date of legal completion and are included in the Financial Statements accordingly.

**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 a 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.

**4. Limited by guarantee**

Woodlands Green Ltd is a company limited by guarantee and accordingly does not have a share capital.

Every member of the company undertakes to contribute such amount as may be required not exceeding £1 to the assets of the company in the event of its being wound up while he or she is a member, or within one year after he or she ceases to be a member.

**5. Donations and legacies**

	Unrestricted Funds £	<b>Total Funds 2023 £</b>	Unrestricted Funds £	Total Funds 2022 £
<b>Donations</b>				
Donations	46,000	<b>46,000</b>	16,000	16,000

Donations received includes £46,000 received from companies connected with the trustees. No conditions were attached to any of the donations.

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 5 April 2023**

**6. Investment income**

	Unrestricted Funds £	<b>Total Funds 2023 £</b>	Unrestricted Funds £	Total Funds 2022 £
Income from investment properties	306,595	<b>306,595</b>	306,804	306,804
Income from listed investments	1,609	<b>1,609</b>	1,499	1,499
Other interest receivable	7,781	<b>7,781</b>	7,410	7,410
	<u>315,985</u>	<u><b>315,985</b></u>	<u>315,713</u>	<u>315,713</u>

**7. Investment management costs**

	Unrestricted Funds £	<b>Total Funds 2023 £</b>	Unrestricted Funds £	Total Funds 2022 £
Investment property management expenses	20,785	<b>20,785</b>	33,754	33,754

**8. Analysis of grants**

	<b>2023 £</b>
<b>Grants to institutions</b>	
Tomchai Torah Be'Am Yisroel (T.T.B.Y.)	<b>36,000</b>
Revach Vehazola Trust	<b>32,200</b>
Congregation Sharei Sholom Tchabe Limited	<b>20,000</b>
Beis Aharon Trust Limited	<b>14,500</b>
The Friends Of Ohr Elchonon Yeshiva Trust	<b>10,000</b>
Yeshuos Shabbos	<b>10,000</b>
Chevras Mo'oz Ladol	<b>8,100</b>
Friends of Wiznitz Limited	<b>7,500</b>
String of Pearls	<b>6,000</b>
The TMC Trust Limited	<b>5,000</b>
Inspirations	<b>5,000</b>
Friends of Toldos Avrohom Yitzchok	<b>5,000</b>
Other grants less than £5,000	<b>72,522</b>
Total grants	<u><b>231,822</b></u>

**9. Auditors remuneration**

	<b>2023 £</b>	2022 £
Fees payable for the audit of the financial statements	<u><b>4,530</b></u>	<u>4,560</u>

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 5 April 2023**

**10. Trustee remuneration and expenses**

No remuneration or other benefits from employment with the charity or a related entity were received by the trustees.

**11. Investments**

	Listed investments £	Investment properties £	Total £
<b>Fair value</b>			
At 6 April 2022	40,334	2,000,000	<b>2,040,334</b>
Additions	–	–	–
Fair value movements	(5,027)	400,000	<b>394,973</b>
<b>At 5 April 2023</b>	<u>35,307</u>	<u>2,400,000</u>	<u><b>2,435,307</b></u>
<b>Impairment</b>			
<b>At 6 April 2022 and 5 April 2023</b>			–
<b>Carrying amount</b>			
<b>At 5 April 2023</b>	<u>35,307</u>	<u>2,400,000</u>	<u><b>2,435,307</b></u>
At 5 April 2022	<u>40,334</u>	<u>2,000,000</u>	<u>2,040,334</u>

All investments shown above are held at valuation.

**Investment properties**

The Company's investment properties were valued by the directors as at 5 April 2023, based on their understanding of property market conditions and the specific property concerned.

**Listed investments**

Listed investments are stated at mid-market value at the close of business on the London Stock Exchange at the charity's year end.

**12. Debtors**

	2023 £	2022 £
Prepayments and accrued income	<b>10,166</b>	10,310
Other debtors	<b>1,609,372</b>	1,652,534
	<u><b>1,619,538</b></u>	<u>1,662,844</u>

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 5 April 2023**

**13. Creditors: amounts falling due within one year**

	<b>2023</b>	2022
	£	£
Mortgage loans	<b>95,086</b>	93,556
Accruals and deferred income	<b>51,396</b>	58,568
Other creditors	<b>3,385</b>	38,066
	<u><b>149,867</b></u>	<u>190,190</u>

**14. Creditors: amounts falling due after more than one year**

	<b>2023</b>	2022
	£	£
Mortgage loans	<b>715,382</b>	802,103
Bank loans and overdrafts	<b>34,260</b>	39,815
	<u><b>749,642</b></u>	<u>841,918</u>

**15. Analysis of charitable funds****Unrestricted funds**

	At 6 April 2022	Income	Expenditure	Gains and losses	At 5 April 2023
	£	£	£	£	£
General funds	1,617,318	361,985	(306,954)	–	<b>1,672,349</b>
Fair value reserve	1,181,327	–	–	394,973	<b>1,576,300</b>
	<u>2,798,645</u>	<u>361,985</u>	<u>(306,954)</u>	<u>394,973</u>	<u><b>3,248,649</b></u>
	At 6 April 2021	Income	Expenditure	Gains and losses	At 5 April 2022
	£	£	£	£	£
General funds	1,513,077	331,713	(227,472)	–	1,617,318
Fair value reserve	1,179,098	–	–	2,229	1,181,327
	<u>2,692,175</u>	<u>331,713</u>	<u>(227,472)</u>	<u>2,229</u>	<u>2,798,645</u>

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 5 April 2023**

**16. Analysis of net assets between funds**

	Unrestricted Funds £	Total Funds 2023 £
Investments	2,435,307	<b>2,435,307</b>
Current assets	1,712,851	<b>1,712,851</b>
Creditors less than 1 year	(149,867)	<b>(149,867)</b>
Creditors greater than 1 year	(749,642)	<b>(749,642)</b>
<b>Net assets</b>	<u>3,248,649</u>	<u><b>3,248,649</b></u>
	Unrestricted Funds £	Total Funds 2022 £
Investments	2,040,334	2,040,334
Current assets	1,790,419	1,790,419
Creditors less than 1 year	(190,190)	(190,190)
Creditors greater than 1 year	(841,918)	(841,918)
<b>Net assets</b>	<u>2,798,645</u>	<u>2,798,645</u>

**17. Related parties**

Other debtors includes amounts aggregating £1,453,755 due from charities where the trustees of this charity are trustees. The loans are interest free and repayable on demand.

Other debtors includes an amount of £155,617 due from a company where the trustees of this charity are directors. During the period, interest was charged on this loan at the rate of 5% per annum.

Other creditors falling due within one year represents amounts aggregating £3,385 due to companies where the trustees of this charity are directors. The loans are interest free and repayable on demand.

Additional related party information is included in note 5.

**WOODLANDS GREEN LTD**

England & Wales - Charity number 277299

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# Accounts

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**COMPANY REGISTRATION NUMBER: 01410061**  
**CHARITY REGISTRATION NUMBER: 277299**

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Financial Statements**  
**For the year ended**  
**5 April 2022**

**COHEN ARNOLD**  
Chartered accountant & statutory auditor  
New Burlington House  
1075 Finchley Road  
LONDON  
NW11 0PU

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Financial Statements**  
**Year ended 5 April 2022**

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Independent auditor's report to the members	<b>4</b>
Statement of financial activities (including income and expenditure account)	<b>8</b>
Statement of financial position	<b>9</b>
Notes to the financial statements	<b>10</b>

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**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Director's Report)**  
**Year ended 5 April 2022**

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The trustees, who are also the directors for the purposes of company law, present their report and the financial statements of the charity for the year ended 5 April 2022.

**REFERENCE AND ADMINISTRATIVE DETAILS**

<b>Registered charity name</b>	Woodlands Green Limited
<b>Charity registration number</b>	277299
<b>Company registration number</b>	01410061
<b>Principal office and registered office</b>	27 Yew Tree Court London NW11 0RA
<b>The trustees</b>	Mr D J A Ost Mrs E Ost (Died 9 April 2021) Mr J A Ost Mr A Hepner
<b>Auditor</b>	Asher Sternlicht FCA Cohen Arnold Chartered accountant & statutory auditor New Burlington House 1075 Finchley Road LONDON NW11 0PU

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Structure**

The charity is an incorporated entity established on 18th January 1979 and is limited by guarantee.

**Governance and management**

The Articles of Association provide for a minimum of two and a maximum of fifteen trustees. Were there a requirement for new trustees, these would be identified and appointed by the existing trustees.

**Risk management**

The trustees have identified and reviewed the major risks to which the charity is exposed, in particular those relating to the operations and finances of the charity, and are satisfied that the systems are in place to manage those risks.

**OBJECTIVES AND ACTIVITIES**

**Charitable objects**

The company is established to further those purposes for the public benefit as are exclusively charitable according to the laws of England and Wales as the trustees may determine and in particular, but not exclusively, the advancement of education, the relief of poverty and sickness, the relief of poverty and the advancement of the Jewish religion.

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Director's Report) *(continued)***  
**Year ended 5 April 2022**

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The charity's principal activity throughout the year was the provision and distribution of donations and grants to those causes that fall within the objectives of the charities. No change is envisaged in the immediate future.

The Trustees confirm their compliance with the duty to have due regard to the public benefit guidance published by the Charity Commission when reviewing the charity's aims and objectives and in planning its future activities.

**Grant making policy**

Grants are made to charitable institutions and organisations which accord with the objects of the charity.

The Trustees are approached for donations by a wide variety of charitable institutions operating all over England. The trustees consider all requests which they receive and make donations based on the level of funds available.

**ACHIEVEMENTS AND PERFORMANCE**

During the year the charity continued its philanthropic activities and its support of charitable with grants and donations totalling £152,543.

**FINANCIAL REVIEW**

The trustees consider the position of the charity to be satisfactory.

The charity's financial statements show a net surplus of £104,241 (2021: £37,802) and total unrestricted funds of £2,798,645 (2021: £2,692,175). Voluntary income during the year amounted to £16,000, and investment income during the year amounted to £315,713. The net rental income for the year was £273,050. Total resources expended were £227,472.

The financial results of the charity's activities for the period to 5 April 2022 are fully reflected in the attached financial statements together with the notes thereon.

**Reserves policy**

The charity attempts to maintain sufficient reserves to meet the ever increasing demands on its funds from various charitable organisations.

**PLANS FOR FUTURE PERIODS**

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

**TRUSTEES' RESPONSIBILITIES STATEMENT**

The trustees, who are also directors for the purposes 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 charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charitable company and the incoming resources and application of resources, including the income and expenditure, for that period.

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Director's Report) *(continued)***  
**Year ended 5 April 2022**

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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 applicable Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- 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 adequate accounting records that are sufficient to show and explain the charity's transactions and 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.

**SMALL COMPANY PROVISIONS**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The trustees' annual report was approved on 20/2/2023 and signed on behalf of the board of trustees by:

DocuSigned by:  
  
B0AC3D89A7FF4E8...  
Mr D J A Ost  
Trustee

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Independent Auditor's Report to the Members of Woodlands Green Limited**  
**Year ended 5 April 2022**

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**OPINION**

We have audited the financial statements of Woodlands Green Limited (the 'charity') for the year ended 5 April 2022 which comprise the statement of financial activities (including income and expenditure account), statement of financial position and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 5 April 2022 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- 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 auditor's 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.

**Woodlands Green Limited**  
**Company Limited by Guarantee**

**Independent Auditor's Report to the Members of Woodlands Green Limited** *(continued)*  
**Year ended 5 April 2022**

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**OTHER INFORMATION**

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

**MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION**

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

We have nothing to report in respect of the following matters in relation to which the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the trustees' report is inconsistent in any material respect with the financial statements; or
- adequate 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.

**RESPONSIBILITIES OF TRUSTEES**

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

In preparing the financial statements, the trustees are responsible for assessing the 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.

**Woodlands Green Limited**  
**Company Limited by Guarantee**

**Independent Auditor's Report to the Members of Woodlands Green Limited** *(continued)*  
**Year ended 5 April 2022**

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**AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS**

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

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

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the group through discussion with the management and identified which were most significant with respect to the financial statements. We identified Companies Act 2006 (including associated regulations), Charities Act 2011, Charities SORP (FRS 102), Financial Reporting Standard 102, Taxation Laws and Regulations, The Landlord and Tenant Act and Health & Safety Regulations as being most significant to these financial statements. We communicated these identified frameworks amongst our audit team and remained alert to any indications of non-compliance throughout the audit. We ensured that the engagement team had sufficient competence and capability to identify or recognise non-compliance with laws and regulations.
- We discussed with the management the policies and procedures regarding compliance with the legal and regulatory framework.
- We assessed the susceptibility of the group's financial statements to material misstatement due to non-compliance with legal and regulatory framework, including how fraud might occur, by enquiry with the management during the planning and finalisation stages of our audit and by using proprietary disclosure checklists. The susceptibility to such material misstatement was determined to be low.
- Based on this understanding, we designed our audit procedures to identify non-compliance with the identified legal and regulatory framework, which were part of our procedures on the related financial statement items. Our procedures included reviewing the group's internal controls policies and procedures, reviewing the minutes of board meetings and correspondence with regulatory bodies including HM Revenue & Customs, testing transactions outside the normal course of the business and journal entries, and discussions with the management.

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 auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

**Woodlands Green Limited**  
**Company Limited by Guarantee**

**Independent Auditor's Report to the Members of Woodlands Green Limited** *(continued)*  
**Year ended 5 April 2022**

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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 auditor's report.

**USE OF OUR REPORT**

This report is made solely to the charity's members, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.

DocuSigned by:

*Asher Sternlicht*

CSAFFCA986FH45D  
Asher Sternlicht FCA (Senior Statutory Auditor)

For and on behalf of  
Cohen Arnold  
Chartered accountant & statutory auditor  
New Burlington House  
1075 Finchley Road  
LONDON  
NW11 0PU

21/2/2023

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Statement of Financial Activities**  
**(including income and expenditure account)**  
**Year ended 5 April 2022**

		2022		2021
	Note	Unrestricted funds £	Total funds £	Total funds £
<b>Income and endowments</b>				
Donations and legacies	5	16,000	<b>16,000</b>	18,000
Investment income	6	315,713	<b>315,713</b>	261,156
<b>Total income</b>		<u>331,713</u>	<u><b>331,713</b></u>	<u>279,156</u>
<b>Expenditure</b>				
Expenditure on raising funds:				
Investment management costs	7	(33,754)	<b>(33,754)</b>	(26,636)
Expenditure on charitable activities		(193,718)	<b>(193,718)</b>	(214,718)
<b>Total expenditure</b>		<u>(227,472)</u>	<u><b>(227,472)</b></u>	<u>(241,354)</u>
<b>Net income</b>		<u>104,241</u>	<u><b>104,241</b></u>	<u>37,802</u>
<b>Other recognised gains and losses</b>				
Fair value movements		2,229	<b>2,229</b>	(1,489)
<b>Net movement in funds</b>		106,470	<b>106,470</b>	36,313
<b>Reconciliation of funds</b>				
Total funds brought forward		2,692,175	<b>2,692,175</b>	2,655,862
<b>Total funds carried forward</b>		<u>2,798,645</u>	<u><b>2,798,645</b></u>	<u>2,692,175</u>

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

The notes on pages 10 to 16 form part of these financial statements.

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Statement of Financial Position**  
**5 April 2022**

	Note	2022		2021	
		£	£	£	£
<b>Fixed assets</b>					
Investments	12		2,040,334		2,038,105
<b>Current assets</b>					
Debtors	13	1,662,844		1,666,461	
Cash at bank and in hand		127,575		53,156	
		<u>1,790,419</u>		<u>1,719,617</u>	
<b>Creditors: amounts falling due within one year</b>	14	<u>(190,190)</u>		<u>(145,385)</u>	
<b>Net current assets</b>			<u>1,600,229</u>		<u>1,574,232</u>
<b>Total assets less current liabilities</b>			<u>3,640,563</u>		<u>3,612,337</u>
<b>Creditors: amounts falling due after more than one year</b>	15		<u>(841,918)</u>		<u>(920,162)</u>
<b>Net assets</b>			<u>2,798,645</u>		<u>2,692,175</u>
<b>Funds of the charity</b>					
Unrestricted funds			<u>2,798,645</u>		<u>2,692,175</u>
<b>Total charity funds</b>	16		<u>2,798,645</u>		<u>2,692,175</u>

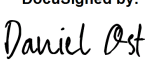
For the year ending 5 April 2022 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

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

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

These financial statements were approved by the board of trustees and authorised for issue on 20/2/2023....., and are signed on behalf of the board by:

DocuSigned by:  
  
 B0AC3D89A7FF4E8...  
 Mr D J A Ost  
 Trustee

The notes on pages 10 to 16 form part of these financial statements.

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements**  
**Year ended 5 April 2022**

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**1. General information**

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is 27 Yew Tree Court, London, NW11 0RA.

**2. Statement of compliance**

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

**3. Accounting policies**

**Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

**Going concern**

There are no material uncertainties about the charity's ability to continue.

**Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

**Fund accounting**

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 5 April 2022**

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**3. Accounting policies** *(continued)*

**Incoming resources**

All income is included in the statement of financial activities 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 or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- all other income is recognised on a receivable basis. This includes income from investments and deposits, and rentals from property assets.

**Resources expended**

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

**Investments**

Listed investments are measured at fair value with changes in fair value being recognised in profit or loss.

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 5 April 2022**

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**3. Accounting policies** *(continued)*

**Investment property**

Properties classified as investments are included in the Balance Sheet at fair value. Any gains or losses arising from changes in the fair value are recognised in the Statement of Financial Activities.

In accordance with the FRS 102, no depreciation or amortisation is provided in respect of freehold or long-leasehold investment properties.

**Acquisitions and Disposals of Properties**

Acquisitions and Disposals of properties are considered to take place at the date of legal completion and are included in the Financial Statements accordingly.

**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 a 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.

**4. Limited by guarantee**

Woodlands Green Ltd is a company limited by guarantee and accordingly does not have a share capital.

Every member of the company undertakes to contribute such amount as may be required not exceeding £1 to the assets of the company in the event of its being wound up while he or she is a member, or within one year after he or she ceases to be a member.

**5. Donations and legacies**

	Unrestricted Funds £	<b>Total Funds 2022 £</b>	Unrestricted Funds £	Total Funds 2021 £
<b>Donations</b>				
Donations	<u>16,000</u>	<u><b>16,000</b></u>	<u>18,000</u>	<u>18,000</u>

Donations received includes £6,000 received from a company connected with the trustees. No conditions were attached to any of the donations.

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 5 April 2022**

**6. Investment income**

	Unrestricted Funds £	<b>Total Funds 2022 £</b>	Unrestricted Funds £	Total Funds 2021 £
Income from investment properties	306,804	<b>306,804</b>	243,258	243,258
Income from listed investments	1,499	<b>1,499</b>	8,265	8,265
Other interest receivable	7,410	<b>7,410</b>	9,633	9,633
	<u>315,713</u>	<u><b>315,713</b></u>	<u>261,156</u>	<u>261,156</u>

**7. Investment management costs**

	Unrestricted Funds £	<b>Total Funds 2022 £</b>	Unrestricted Funds £	Total Funds 2021 £
Investment property management expenses	33,754	<b>33,754</b>	26,636	26,636

**8. Analysis of grants**

	<b>2022 £</b>
<b>Grants to institutions</b>	
Mercaz Chasidei Wiznitz Trust	<b>20,000</b>
Edupoor Limited	<b>10,000</b>
Friends of Mercaz Hatorah Belz Macnivka	<b>10,000</b>
North West London Communal Mikveh Limited	<b>10,000</b>
Tchernobel Foundation Limited	<b>10,000</b>
The Friends Of Ohr Elchonon Yeshiva Trust	<b>10,000</b>
Moreshet Hatorah Ltd	<b>8,600</b>
Tchabe Kollel Limited	<b>6,000</b>
The TMC Trust Limited	<b>5,400</b>
Achisomoch Aid Company Limited	<b>5,000</b>
Bnois Jerusalem Schools	<b>5,000</b>
Gateshead Hatzola	<b>5,000</b>
Keren Chochmas Shloma Trust	<b>5,000</b>
Other grants less than £5,000	<b>42,543</b>
Total grants	<u><b>152,543</b></u>

**9. Auditors remuneration**

	<b>2022 £</b>	2021 £
Fees payable for the audit of the financial statements	<u><b>4,560</b></u>	<u>—</u>

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 5 April 2022**

**10. Independent examination fees**

	<b>2022</b>	2021
	£	£
Fees payable to the independent examiner for:		
Independent examination of the financial statements	–	3,780
	<u>–</u>	<u>3,780</u>

**11. Trustee remuneration and expenses**

No remuneration or other benefits from employment with the charity or a related entity were received by the trustees.

**12. Investments**

	Listed investments £	Investment properties £	<b>Total</b> £
<b>Fair value</b>			
At 6 April 2021	38,105	2,000,000	<b>2,038,105</b>
Additions	–	–	–
Fair value movements	2,229	–	<b>2,229</b>
<b>At 5 April 2022</b>	<u>40,334</u>	<u>2,000,000</u>	<u><b>2,040,334</b></u>
<b>Impairment</b>			
<b>At 6 April 2021 and 5 April 2022</b>			–
<b>Carrying amount</b>			
<b>At 5 April 2022</b>	<u>40,334</u>	<u>2,000,000</u>	<u><b>2,040,334</b></u>
At 5 April 2021	<u>38,105</u>	<u>2,000,000</u>	<u>2,038,105</u>

All investments shown above are held at valuation.

**Investment properties**

The Company's investment properties were valued by the directors as at 5 April 2022, based on their understanding of property market conditions and the specific property concerned.

**Listed investments**

Listed investments are stated at mid-market value at the close of business on the London Stock Exchange at the charity's year end.

**13. Debtors**

	<b>2022</b>	2021
	£	£
Prepayments and accrued income	<b>10,310</b>	2,813
Other debtors	<b>1,652,534</b>	1,663,648
	<u><b>1,662,844</b></u>	<u>1,666,461</u>

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 5 April 2022**

**14. Creditors: amounts falling due within one year**

	<b>2022</b>	2021
	£	£
Mortgage loans	<b>93,556</b>	108,240
Accruals and deferred income	<b>58,568</b>	29,781
Other creditors	<b>38,066</b>	7,364
	<b><u>190,190</u></b>	<u>145,385</u>

**15. Creditors: amounts falling due after more than one year**

	<b>2022</b>	2021
	£	£
Mortgage loans	<b>802,103</b>	869,850
Bank loans and overdrafts	<b>39,815</b>	50,000
Other creditors	–	312
	<b><u>841,918</u></b>	<u>920,162</u>

**16. Analysis of charitable funds****Unrestricted funds**

	At 6 April 2021	Income £	Expenditure £	Gains and losses £	At 5 April 2022 £
General funds	1,513,077	331,713	(227,472)	–	<b>1,617,318</b>
Fair value reserve	1,179,098	–	–	2,229	<b>1,181,327</b>
	<u>2,692,175</u>	<u>331,713</u>	<u>(227,472)</u>	<u>2,229</u>	<u><b>2,798,645</b></u>

	At 6 April 2020	Income £	Expenditure £	Gains and losses £	At 5 April 2021 £
General funds	1,475,275	279,156	(241,354)	–	1,513,077
Fair value reserve	1,180,587	–	–	(1,489)	1,179,098
	<u>2,655,862</u>	<u>279,156</u>	<u>(241,354)</u>	<u>(1,489)</u>	<u>2,692,175</u>

**Woodlands Green Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 5 April 2022**

**17. Analysis of net assets between funds**

	Unrestricted Funds £	Total Funds 2022 £
Investments	2,040,334	<b>2,040,334</b>
Current assets	1,790,419	<b>1,790,419</b>
Creditors less than 1 year	(190,190)	<b>(190,190)</b>
Creditors greater than 1 year	(841,918)	<b>(841,918)</b>
<b>Net assets</b>	<u>2,798,645</u>	<u><b>2,798,645</b></u>

	Unrestricted Funds £	Total Funds 2021 £
Investments	2,038,105	2,038,105
Current assets	1,719,617	1,719,617
Creditors less than 1 year	(145,385)	(145,385)
Creditors greater than 1 year	(920,162)	(920,162)
<b>Net assets</b>	<u>2,692,175</u>	<u>2,692,175</u>

**18. Related parties**

Other debtors includes amounts aggregating £1,443,500 due from charities where the trustees of this charity are trustees. The loans are interest free and repayable on demand.

Other debtors includes an amount of £148,207 due from a company where the trustees of this charity are directors. During the period, interest was charged on this loan at the rate of 5% per annum.

Other creditors falling due within one year represents amounts aggregating £38,066 due to companies where the trustees of this charity are directors. The loans are interest free and repayable on demand.

Additional related party information is included in note 5.

**WOODLANDS GREEN LTD**

England & Wales - Charity number 277299

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# Accounts

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**Woodlands Green Ltd**  
**Company Limited by Guarantee**  
**Unaudited Financial Statements**  
**5 April 2021**

**A J BRACEINER FCA**

Chartered accountant  
Park House  
Russell Gardens  
London  
NW11 9NJ

**Woodlands Green Ltd**  
**Company Limited by Guarantee**  
**Financial Statements**  
**Year ended 5 April 2021**

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Statement of financial activities (including income and expenditure account)	<b>5</b>
Statement of financial position	<b>6</b>
Notes to the financial statements	<b>8</b>

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# Woodlands Green Ltd

## Company Limited by Guarantee

### Trustees' Annual Report (Incorporating the Director's Report)

Year ended 5 April 2021

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The trustees, who are also the directors for the purposes of company law, present their report and the unaudited financial statements of the charity for the year ended 5 April 2021.

#### Reference and administrative details

**Registered charity name** Woodlands Green Ltd

**Charity registration number** 277299

**Company registration number** 01410061

**Principal office and registered office** 27 Yew Tree Court  
London  
NW11 0RA

#### The trustees

Mr D J A Ost  
Mrs E Ost (Died 9 April 2021)  
Mr J A Ost  
Mr A Hepner

**Independent examiner** A J Braceiner FCA  
Park House  
Russell Gardens  
London  
NW11 9NJ

#### Structure, governance and management

##### Structure

The charity is an incorporated entity established on 18th January 1979 and is limited by guarantee.

##### Governance and management

The Articles of Association provide for a minimum of two and a maximum of fifteen trustees. Were there a requirement for new trustees, these would be identified and appointed by the existing trustees.

#### Objectives and activities

##### Objectives

1. The advancement of religion in accordance with the Orthodox Jewish faith. 2. The relief of poverty.

##### Activities

The charity makes grants to various institutions which are identified by the trustees as advancing the objectives of the charity.

# Woodlands Green Ltd

## Company Limited by Guarantee

### Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 5 April 2021

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#### **Objectives and activities** *(continued)*

##### Public benefit

The trustees have considered the Charity Commission's guidance on public benefit and consider that the charity conforms with them.

#### **Achievements and performance**

During the year the charity has made grants to over sixty organisations and institutions.

#### **Financial review**

The trustees have set a policy that the expendable endowment should be invested so as to maximise the total return with a low level of risk.

The charity attempts to maintain sufficient reserves to meet ever increasing demands on its funds.

#### **Small company provisions**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The trustees' annual report was approved on 22 February 2022 and signed on behalf of the board of trustees by:

Mr D J A Ost  
Trustee

# Woodlands Green Ltd

## Company Limited by Guarantee

### Independent Examiner's Report to the Trustees of Woodlands Green Ltd

Year ended 5 April 2021

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I report to the trustees on my examination of the financial statements of Woodlands Green Ltd ('the charity') for the year ended 5 April 2021.

#### Responsibilities and basis of report

As the trustees of the company (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 accounts of the company 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 accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the 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 the Institute of Chartered Accountants in England and Wales (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:

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).

# **Woodlands Green Ltd**

## **Company Limited by Guarantee**

### **Independent Examiner's Report to the Trustees of Woodlands Green Ltd** *(continued)*

#### **Year ended 5 April 2021**

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

A J Braceiner FCA  
Independent Examiner

Park House  
Russell Gardens  
London  
NW11 9NJ

22 February 2022

# Woodlands Green Ltd

## Company Limited by Guarantee

### Statement of Financial Activities (including income and expenditure account)

Year ended 5 April 2021

		2021		2020
	Note	Unrestricted funds £	Total funds £	Total funds £
<b>Income and endowments</b>				
Donations and legacies	5	18,000	18,000	–
Investment income	6	261,156	261,156	315,774
<b>Total income</b>		<u>279,156</u>	<u>279,156</u>	<u>315,774</u>
<b>Expenditure</b>				
Expenditure on raising funds:				
Investment management costs	7	26,636	26,636	47,032
Expenditure on charitable activities		214,718	214,718	162,543
<b>Total expenditure</b>		<u>241,354</u>	<u>241,354</u>	<u>209,575</u>
<b>Net income</b>		<u>37,802</u>	<u>37,802</u>	<u>106,199</u>
<b>Other recognised gains and losses</b>				
Fair value movements		(1,489)	(1,489)	(2,266)
<b>Net movement in funds</b>		36,313	36,313	103,933
<b>Reconciliation of funds</b>				
Total funds brought forward		2,655,862	2,655,862	2,551,929
<b>Total funds carried forward</b>		<u>2,692,175</u>	<u>2,692,175</u>	<u>2,655,862</u>

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

The notes on pages 8 to 15 form part of these financial statements.

**Woodlands Green Ltd**  
**Company Limited by Guarantee**  
**Statement of Financial Position**  
**5 April 2021**

	Note	2021 £	2020 £
<b>Fixed assets</b>			
Investments	11	2,038,105	2,039,594
<b>Current assets</b>			
Debtors	12	1,666,461	1,605,419
Cash at bank and in hand		53,156	53,312
		<u>1,719,617</u>	<u>1,658,731</u>
<b>Creditors: amounts falling due within one year</b>	13	<u>145,385</u>	<u>61,804</u>
<b>Net current assets</b>		<u>1,574,232</u>	<u>1,596,927</u>
<b>Total assets less current liabilities</b>		<u>3,612,337</u>	<u>3,636,521</u>
<b>Creditors: amounts falling due after more than one year</b>	14	<u>(920,162)</u>	<u>(980,659)</u>
<b>Net assets</b>		<u>2,692,175</u>	<u>2,655,862</u>
<b>Funds of the charity</b>			
Unrestricted funds		<u>2,692,175</u>	<u>2,655,862</u>
<b>Total charity funds</b>	16	<u>2,692,175</u>	<u>2,655,862</u>

For the year ending 5 April 2021 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

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

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

The statement of financial position  
continues on the following page.  
The notes on pages 8 to 15 form part of these financial statements.

# Woodlands Green Ltd

## Company Limited by Guarantee

### Statement of Financial Position *(continued)*

5 April 2021

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These financial statements were approved by the board of trustees and authorised for issue on 22 February 2022, and are signed on behalf of the board by:

Mr D J A Ost  
Trustee

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The notes on pages 8 to 15 form part of these financial statements.

# Woodlands Green Ltd

## Company Limited by Guarantee

### Notes to the Financial Statements

Year ended 5 April 2021

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#### 1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is 27 Yew Tree Court, London, NW11 0RA.

#### 2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

#### 3. Accounting policies

##### Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

##### Going concern

There are no material uncertainties about the charity's ability to continue.

##### Disclosure exemptions

The entity satisfies the criteria of being a qualifying entity as defined in FRS 102. As such, advantage has been taken of the following disclosure exemptions available under paragraph 1.12 of FRS 102: (a) No cash flow statement has been presented for the company.  
(b) Disclosures in respect of financial instruments have not been presented.

##### Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

# Woodlands Green Ltd

## Company Limited by Guarantee

### Notes to the Financial Statements *(continued)*

#### Year ended 5 April 2021

---

#### 3. Accounting policies *(continued)*

##### Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

##### Incoming resources

All incoming resources are included in the statement of financial activities 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 or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

# Woodlands Green Ltd

## Company Limited by Guarantee

### Notes to the Financial Statements *(continued)*

#### Year ended 5 April 2021

---

#### 3. Accounting policies *(continued)*

##### Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

##### Investments

Listed investments are measured at fair value with changes in fair value being recognised in profit or loss.

##### Investment property

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure.

##### Financial instruments

A financial asset or a financial liability is recognised only when the charity 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.

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 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.

# Woodlands Green Ltd

## Company Limited by Guarantee

### Notes to the Financial Statements *(continued)*

#### Year ended 5 April 2021

---

#### 3. Accounting policies *(continued)*

##### Financial instruments *(continued)*

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

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.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

#### 4. Limited by guarantee

Woodlands Green Ltd is a company limited by guarantee and accordingly does not have a share capital.

Every member of the company undertakes to contribute such amount as may be required not exceeding £1 to the assets of the company in the event of its being wound up while he or she is a member, or within one year after he or she ceases to be a member.

#### 5. Donations and legacies

	Unrestricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Total Funds 2020 £
<b>Donations</b>				
Donations	<u>18,000</u>	<u>18,000</u>	<u>—</u>	<u>—</u>

# Woodlands Green Ltd

## Company Limited by Guarantee

### Notes to the Financial Statements *(continued)*

Year ended 5 April 2021

---

#### 6. Investment income

	Unrestricted Funds £	<b>Total Funds 2021 £</b>	Unrestricted Funds £	Total Funds 2020 £
Income from investment properties	243,258	243,258	309,014	309,014
Income from listed investments	8,265	8,265	1,573	1,573
Other interest receivable	9,633	9,633	5,187	5,187
	<u>261,156</u>	<u>261,156</u>	<u>315,774</u>	<u>315,774</u>

#### 7. Investment management costs

	Unrestricted Funds £	<b>Total Funds 2021 £</b>	Unrestricted Funds £	Total Funds 2020 £
Investment property management expenses	26,636	26,636	47,032	47,032

#### 8. Analysis of grants

Grants (over £6,000)

	2021 £
Ben Amram Charitable Trust	10,000
British Friends of Mosdos Tchernobel	10,000
Chasdei Aharon Limited	8,000
Craven Walk Beth Hamedrash Trust	7,000
Friends of Mercaz Hatorah Belz Macnivka	10,000
Friends of Mir	6,225
Friends of Yeshivas Daas Sholem Shotz	10,000
Inspirations	17,000
Mercaz Chasidei Wiznitz Trust	10,000
North West London Communal Mikvah Limited	11,753
Talmud Torah Tiferes Shlome Trust	8,600
The Rehabilitation Trust	10,000

All the grants were made to institutions in accordance with the objectives of the charity.

#### 9. Independent examination fees

	2021 £	2020 £
Fees payable to the independent examiner for: Independent examination of the financial statements	<u>3,780</u>	<u>3,780</u>

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# Woodlands Green Ltd

## Company Limited by Guarantee

### Notes to the Financial Statements *(continued)*

#### Year ended 5 April 2021

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#### 10. Trustee remuneration and expenses

No remuneration or other benefits from employment with the charity or a related entity were received by the trustees.

#### 11. Investments

	Listed investments £	Investment properties £	Total £
<b>Cost or valuation</b>			
At 6 April 2020	39,594	2,000,000	2,039,594
Additions	–	–	–
Fair value movements	(1,489)	–	(1,489)
<b>At 5 April 2021</b>	<u>38,105</u>	<u>2,000,000</u>	<u>2,038,105</u>
<b>Impairment</b>			
At 6 April 2020 and 5 April 2021			–
<b>Carrying amount</b>			
At 5 April 2021	<u>38,105</u>	<u>2,000,000</u>	<u>2,038,105</u>
At 5 April 2020	<u>39,594</u>	<u>2,000,000</u>	<u>2,039,594</u>

All investments shown above are held at valuation.

#### Investment properties

The effective date of the valuation was the year end and was made by the trustees based on their knowledge of the property market.

#### Financial assets held at fair value

Listed investments are stated at mid-market value at the close of business on the London Stock Exchange at the charity's year end. Investment properties are valued as stated above.

#### 12. Debtors

	2021 £	2020 £
Prepayments and accrued income	2,813	5,212
Other debtors	<u>1,663,648</u>	<u>1,600,207</u>
	<u>1,666,461</u>	<u>1,605,419</u>

# Woodlands Green Ltd

## Company Limited by Guarantee

### Notes to the Financial Statements *(continued)*

#### Year ended 5 April 2021

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#### 13. Creditors: amounts falling due within one year

	2021 £	2020 £
Mortgage loans	108,240	40,749
Accruals and deferred income	29,781	4,864
Other creditors	7,364	16,191
	<u>145,385</u>	<u>61,804</u>

#### 14. Creditors: amounts falling due after more than one year

	2021 £	2020 £
Mortgage loans	869,850	980,299
Bank loans and overdrafts	50,000	–
Director loan accounts	312	360
	<u>920,162</u>	<u>980,659</u>

#### 15. Deferred income

	2021 £	2020 £
Amount deferred in year	<u>20,500</u>	<u>–</u>

#### 16. Analysis of charitable funds

##### Unrestricted funds

	At 6 April 2020 £	Income £	Expenditure £	Gains and losses £	At 5 April 2021 £
General funds	1,475,275	279,156	(241,354)	–	1,513,077
Fair value reserve	1,180,587	–	–	(1,489)	1,179,098
	<u>2,655,862</u>	<u>279,156</u>	<u>(241,354)</u>	<u>(1,489)</u>	<u>2,692,175</u>

	At 6 April 2019 £	Income £	Expenditure £	Gains and losses £	At 5 April 2020 £
General funds	1,369,076	315,774	(209,575)	–	1,475,275
Fair value reserve	1,182,853	–	–	(2,266)	1,180,587
	<u>2,551,929</u>	<u>315,774</u>	<u>(209,575)</u>	<u>(2,266)</u>	<u>2,655,862</u>

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# Woodlands Green Ltd

## Company Limited by Guarantee

### Notes to the Financial Statements *(continued)*

Year ended 5 April 2021

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#### 17. Analysis of net assets between funds

	Unrestricted Funds £	Total Funds 2021 £
Investments	2,038,105	2,038,105
Current assets	1,719,617	1,719,617
Creditors less than 1 year	(145,385)	(145,385)
Creditors greater than 1 year	(920,162)	(920,162)
<b>Net assets</b>	<u>2,692,175</u>	<u>2,692,175</u>

	Unrestricted Funds £	Total Funds 2020 £
Investments	2,039,594	2,039,594
Current assets	1,658,731	1,658,731
Creditors less than 1 year	(61,804)	(61,804)
Creditors greater than 1 year	(980,659)	(980,659)
<b>Net assets</b>	<u>2,655,862</u>	<u>2,655,862</u>

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