

# THE KISHARON CHARITABLE TRUST

England & Wales · Charity number 278369

## Details

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**Status** Registered

**Legal form** Trust

**Registered** 1979-08-23

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

## Contact

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**Address** KisharonLangdon  
333 Edgware Road  
London  
NW9 6TD

**Phone** 02032091170

**Email** [info@kisharonlangdon.org.uk](mailto:info@kisharonlangdon.org.uk)

**Website** <https://kisharonlangdon.org.uk/>

## Activities

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**Objects:** 1. TO PROMOTE THE RELIGIOUS INSTRUCTION AND TRAINING IN ACCORDANCE WITH THE DOCTRINES AND PRINCIPLES OF ORTHODOX TRADITIONAL JUDAISM AMONGST JEWISH CHILDREN AND ADULTS WHO HAVE PHYSICAL AND/OR LEARNING DISABILITIES (AND/OR ANY SENSORY MENTAL HEALTH PROBLEMS) WHETHER IN THE UNITED KINGDOM OR ELSEWHERE.2.THE PROMOTION OR PROVISION OF EDUCATION, TRAINING, SUPPORT AND CARE OF JEWISH CHILDREN AND ADULTS WHO HAVE PHYSICAL AND/OR LEARNING DISABILITIES (AND/OR ANY ASSOCIATED SENSORY OR MENTAL HEALTH PROBLEMS) WHETHER I THE UK OR ELSEWHERE CONSISTENT WITH THE DOCTRINES AND PRINCIPLES OF ORTHODOX TRADITIONAL JUDAISM.3. THE RELIEF OF JEWISH ADULTS WHO HAVE PHYSICAL AND/OR LEARNING DISABILITIES (AND/OR ANY ASSOCIATED SENSORY OR MENTAL HEALTH PROBLEMS) BY THE PROMOTION OF EDUCATION, TRAINING, EMPLOYMENT, SUPPORT AND CARE WHETHER IN TH UK OR ELSEWHERE CONSISTENT WITH THE ABOVE-MENTIONED DOCTRINES AND PRINCIPLES.

**Activities:** To provide excellence in education, vocational training, care and support for children and adults with learning disabilities.

## Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** Education/training, Accommodation/housing
- **Who:** Children/young People, Elderly/old People, People With Disabilities

## Geography

- **Area of benefit:** UNITED KINGDOM OR ELSEWHERE
- Barnet
- Hackney
- Haringey

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-08-31	£0	£0	-	-
2023-08-31	£7,783	£4,759,135	-	-
2022-08-31	£386,328	£290,636	-	-
2021-08-31	£1,290,507	£197,843	£4,655,660	0
2020-08-31	£442,126	£198,526	-	-

## Trustees

Name	Role	Appointed
ANDREW DAVID LOFTUS		2012-06-06
MR MARC LERNER		
MR RICHI LEVY		
Philip Goldberg		

**THE KISHARON CHARITABLE TRUST**

England & Wales - Charity number 278369

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# Accounts

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**CHARITY REGISTRATION NUMBER: 278369**

**KISHARON CHARITABLE TRUST  
FINANCIAL STATEMENTS  
31 AUGUST 2022**

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

**KISHARON CHARITABLE TRUST**  
**FINANCIAL STATEMENTS**  
**YEAR ENDED 31 AUGUST 2022**

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**KISHARON CHARITABLE TRUST**  
**TRUSTEES' ANNUAL REPORT**  
**YEAR ENDED 31 AUGUST 2022**

The trustees present their report and the financial statements of the charity for the year ended 31 August 2022.

**REFERENCE AND ADMINISTRATIVE DETAILS**

<b>Registered charity name</b>	Kisharon Charitable Trust
<b>Charity registration number</b>	278369
<b>Principal office</b>	First Floor 333 Edgware Road London NW9 6TD
<b>THE TRUSTEES</b>	Mr P Goldberg (Chairman) Mr M Lerner Mr R Levy Mr A Loftus Mr L Noe
<b>Auditor</b>	Cohen Arnold Chartered Accountants & statutory auditor New Burlington House 1075 Finchley Road LONDON NW11 0PU
<b>Bankers</b>	Barclays Bank Plc Edgware Group 126 Station Road Edgware Middlesex HA8 7RY

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

Kisharon Charitable Trust was established by a deed dated 20 October 1978 and is a registered charity under Commission Number 278369.

The day to day affairs of the charity are administered by the Board of Trustees.

It is not currently the intention of the trustees of the charity to appoint new trustees. Should the situation change in the future, the trustees will apply suitable recruitment and training procedures.

All trustees give their time voluntarily and no benefit or expenses were paid in the year.

The charity has maintained insurance cover for the benefit of its trustees against any liability incurred by them in carrying out their duties in such capacities. The premium paid in respect of such insurance was £850.

**KISHARON CHARITABLE TRUST**  
**TRUSTEES' ANNUAL REPORT** *(continued)*  
**YEAR ENDED 31 AUGUST 2022**

**OBJECTIVES AND ACTIVITIES**

The principal object of the charity is to provide a pathway of education and support for Jewish children and adults with learning disabilities to allow them to develop as much independence as possible and live full and inclusive lives in the community.

The Trust owns properties which are used by Kisharon School, Tuffkid Nursery, Kisharon's Adult Day Support, Education and Therapy Service, the Kisharon Employment Service and the Supported Living Service. These units are operated by Kisharon (a company limited by guarantee), which is a related charity.

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 future activities.

**ACHIEVEMENTS AND PERFORMANCE**

The Trust continued to make its properties available to Kisharon activities to support them in their activities of providing services to children and adults with learning disabilities and autism.

The results for the year and the financial position at the year end are set out in the attached financial statements.

**FINANCIAL REVIEW**

The charity's unrestricted income for the year of £285,504 (2021: £281,265) comprising rental income from Kisharon and letting income, was in line with budgets.

The school (Kisharon Academy Trust) occupies the land at Parson Street on the basis of the agreement referred to in note 21.

As at the Balance Sheet date, the charity had unrestricted funds of £4,651,352 (2021: £4,325,859) and restricted funds of £100,000 (2021: £329,801).

**Reserves Policy**

It is the policy of the Trust to maintain unrestricted funds, which are the free reserves of the Trust, at a level which the trustees think appropriate after considering the future commitments of the Trust and the likely administrative costs of the Trust for the next year.

**Risk Policy**

The Trust has assessed the major risks to which it is exposed in particular those to the operations and finances of the Trust, and is satisfied the systems are in place to manage its exposure to those risks.

**Going Concern**

The trustees are of the opinion that with a robust business continuity plan and existing reserves the charity is able to continue as a going concern.

**PLANS FOR FUTURE PERIODS**

The Trust will continue to make the various properties available to Kisharon and will assist in purchasing more properties as appropriate for the needs of the charity.

**EVENTS AFTER THE END OF THE REPORTING PERIOD**

In November 2022 the bank loans and the properties of the charity were transferred into a charitable incorporated organisation (CIO) - Kisharon Charitable Trust (Charity Commission registration 1194007).

**KISHARON CHARITABLE TRUST**  
**TRUSTEES' ANNUAL REPORT** *(continued)*  
**YEAR ENDED 31 AUGUST 2022**

**TRUSTEES' RESPONSIBILITIES STATEMENT**

The trustees 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).

The law applicable to charities in England and Wales 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 charity and of the incoming resources and application of resources, of the charity for that period.

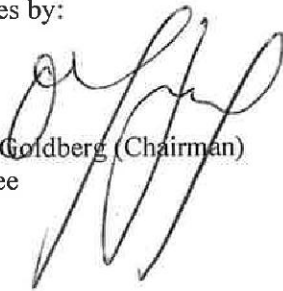
In preparing these financial statements, the trustees are required to:

- 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 Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust Deed. 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.

The trustees' annual report was approved on 25 May 2023 and signed on behalf of the board of trustees by:

Mr P Goldberg (Chairman)  
Trustee



**KISHARON CHARITABLE TRUST**  
**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF KISHARON**  
**CHARITABLE TRUST**  
**YEAR ENDED 31 AUGUST 2022**

**OPINION**

We have audited the financial statements of Kisharon Charitable Trust (the 'charity') for the year ended 31 August 2022 which comprise the statement of financial activities, statement of financial position, statement of cash flows 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 31 August 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.

**KISHARON CHARITABLE TRUST**  
**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF KISHARON**  
**CHARITABLE TRUST** *(continued)*  
**YEAR ENDED 31 AUGUST 2022**

**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.

## KISHARON CHARITABLE TRUST

### INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF KISHARON CHARITABLE TRUST *(continued)*

YEAR ENDED 31 AUGUST 2022

#### 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 company, and determined that the most relevant to the presentation of the financial statements are those that relate to the reporting legislation (UK GAAP and the Companies Act 2006), the relevant tax regulations in the United Kingdom, the Landlord and Tenant Act, the UK General Data Protection Regulation (GDPR), Health & Safety Regulations and the Bribery Act. We understood how the company is complying with those frameworks through discussion with the trustees and senior management, and by identifying the company's policies and procedures regarding compliance with laws and regulations. We also identified those members of management who have the primary responsibility for ensuring compliance with laws and regulations, and for reporting any known instances of non-compliance to the trustees. 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 trustees and senior management the policies and procedures regarding compliance with these legal and regulatory frameworks.
- We assessed the susceptibility of the company's financial statements to material misstatement, including how fraud might occur, by reviewing the company's identified risks and enquiry with the trustees and senior management during the planning and finalisation phases of our audit. 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 frameworks, which were part of our procedures on the related financial statement items. Our procedures included reviewing the company's internal controls policies and procedures, reviewing the minutes of board meetings and correspondence with regulatory bodies including HMRC, testing transactions outside the normal course of the business and journal entries, and discussions with the trustees and senior 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.

**KISHARON CHARITABLE TRUST**  
**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF KISHARON**  
**CHARITABLE TRUST** *(continued)*  
**YEAR ENDED 31 AUGUST 2022**

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

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

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

**USE OF OUR REPORT**

This report is made solely to the charity's members, as a body, in accordance with section 145 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.



Cohen Arnold  
Chartered Accountants & statutory auditor

New Burlington House  
1075 Finchley Road  
LONDON  
NW11 0PU

25 May 2023

**KISHARON CHARITABLE TRUST**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**YEAR ENDED 31 AUGUST 2022**

		2022		2021
	Note	Unrestricted funds £	Restricted funds £	Total funds £
<b>Income and endowments</b>				
Donations and legacies	4	–	100,824	100,824
Charitable activities	5	171,000	–	171,000
Other income	6	114,504	–	114,504
<b>Total income</b>		<u>285,504</u>	<u>100,824</u>	<u>386,328</u>
<b>Expenditure</b>				
Expenditure on charitable activities	7,8	(235,474)	–	(235,474)
Other expenditure	9	(55,162)	–	(55,162)
<b>Total expenditure</b>		<u>(290,636)</u>	<u>–</u>	<u>(290,636)</u>
<b>Net income</b>		<u>(5,132)</u>	<u>100,824</u>	<u>95,692</u>
Transfers between funds	14	330,625	(330,625)	–
<b>Net movement in funds</b>		<u>325,493</u>	<u>(229,801)</u>	<u>95,692</u>
<b>Reconciliation of funds</b>				
Total funds brought forward		4,325,859	329,801	4,655,660
<b>Total funds carried forward</b>		<u>4,651,352</u>	<u>100,000</u>	<u>4,751,352</u>

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

**KISHARON CHARITABLE TRUST**  
**STATEMENT OF FINANCIAL POSITION**  
**31 AUGUST 2022**

	Note	2022 £	2021 £
<b>Fixed assets</b>			
Tangible fixed assets	15	7,068,511	7,025,678
<b>Current assets</b>			
Debtors	16	326,400	4,460
Cash at bank and in hand		<u>34,466</u>	<u>856,720</u>
		360,866	861,180
<b>Creditors: amounts falling due within one year</b>	17	<u>(211,482)</u>	<u>(584,677)</u>
<b>Net current assets</b>		<u>149,384</u>	<u>276,503</u>
<b>Total assets less current liabilities</b>		<u>7,217,895</u>	<u>7,302,181</u>
<b>Creditors: amounts falling due after more than one year</b>	18	<u>(2,466,543)</u>	<u>(2,646,521)</u>
<b>Net assets</b>		<u>4,751,352</u>	<u>4,655,660</u>
<b>Funds of the charity</b>			
Restricted funds		100,000	329,801
Unrestricted funds		<u>4,651,352</u>	<u>4,325,859</u>
<b>Total charity funds</b>	19	<u>4,751,352</u>	<u>4,655,660</u>

These financial statements were approved by the board of trustees and authorised for issue on 25 May 2023, and are signed on behalf of the board by:

Mr P Goldberg (Chairman)  
Trustee



The notes on pages 11 to 18 form part of these financial statements.

**KISHARON CHARITABLE TRUST**  
**STATEMENT OF CASH FLOWS**  
**YEAR ENDED 31 AUGUST 2022**

	2022	2021
	£	£
<b>Cash flows from operating activities</b>		
Net income	95,692	1,092,664
<i>Adjustments for:</i>		
Depreciation of tangible fixed assets	104,500	81,369
Interest payable and similar charges	78,728	49,423
Accrued expenses/(income)	12,452	(4,075)
<i>Changes in:</i>		
Trade and other debtors	(321,076)	326,075
Trade and other creditors	(368,509)	368,509
Cash generated from operations	(398,213)	1,913,965
Interest paid	(78,730)	(49,423)
Net cash (used in)/from operating activities	<u>(476,943)</u>	<u>1,864,542</u>
<b>Cash flows from investing activities</b>		
Purchase of tangible assets	(147,333)	(952,367)
Net cash used in investing activities	<u>(147,333)</u>	<u>(952,367)</u>
<b>Cash flows from financing activities</b>		
Proceeds from borrowings	(197,978)	(93,970)
Net cash used in financing activities	<u>(197,978)</u>	<u>(93,970)</u>
<b>Net (decrease)/increase in cash and cash equivalents</b>	<b>(822,254)</b>	<b>818,205</b>
<b>Cash and cash equivalents at beginning of year</b>	<b>856,720</b>	<b>38,515</b>
<b>Cash and cash equivalents at end of year</b>	<b><u>34,466</u></b>	<b><u>856,720</u></b>

The notes on pages 11 to 18 form part of these financial statements.

**KISHARON CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 AUGUST 2022**

**1. GENERAL INFORMATION**

The charity is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is First Floor, 333 Edgware Road, London, NW9 6TD.

**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 Charities Act 2011.

**3. ACCOUNTING POLICIES**

**Basis of preparation**

The financial statements have been prepared on the historical cost basis.

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

**Going concern**

Taking into account the charity's assets and its activities, including its operating agreement with Kisharon, there are no material uncertainties about the charity's ability to continue as a going concern.

**Judgements and key sources of estimation uncertainty**

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

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

The Trustees do not consider there are any critical judgements or sources of estimation uncertainty requiring disclosure beyond the accounting policies listed below.

**Fund accounting**

General unrestricted funds comprise the accumulated surplus or deficit on income and expenditure account. They are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity.

Restricted funds are funds subject to specific restricted conditions imposed by donors.

Designated funds are funds which have been set aside at the discretion of the Trustees for specific purposes.

**KISHARON CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 AUGUST 2022**

**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.

**Grants and donations**

Grants and donations are only included in the statement of financial activities when the charity has unconditional entitlement to the resources. Donations represent voluntary amounts received during the year.

**Rental income**

**Charitable activities**

This is the rent paid by Kisharon to the Trust in relation to the use of its premises for its charitable activities under the terms of the operating agreement between the two charities.

**Other incoming resources**

This is the rent receivable from the letting of 1009 Finchley Road to a number of tenants on short term leases.

**Resources expended**

Expenditure is charged on an accruals basis and allocated to the appropriate headings in the accounts.

The majority of costs are directly attributable to specific activities. Costs incurred in respect of the charitable activities include elements of staff costs and attributable support costs.

**Governance costs**

Governance costs are associated with the governance arrangements of the charity and relate to the general running of the charity. These costs include audit, legal advice for Trustees and costs associated with meeting constitutional and statutory requirements such as the cost of Trustee meetings and the preparation of the statutory accounts.

**Tangible assets**

All fixed assets are initially recorded at cost.

**Depreciation**

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property (building only) - 2% straight line

**KISHARON CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 AUGUST 2022**

**3. ACCOUNTING POLICIES** *(continued)*

**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.

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments.

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.

**Cost of borrowings**

Finance costs incurred during the construction of a fixed asset are capitalised to the balance sheet.

**4. DONATIONS AND LEGACIES**

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
<b>Donations</b>			
Donations	—	100,824	<b>100,824</b>
	<u>          </u>	<u>          </u>	<u>          </u>
	Unrestricted Funds £	Restricted Funds £	Total Funds 2021 £
<b>Donations</b>			
Donations	1,009,242	—	1,009,242
	<u>          </u>	<u>          </u>	<u>          </u>

See Note 22 for related party transactions included in donations.

**5. CHARITABLE ACTIVITIES**

	Unrestricted Funds £	Total Funds 2022 £	Unrestricted Funds £	Total Funds 2021 £
Rental income - Kisharon	171,000	<b>171,000</b>	171,000	171,000
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

**6. OTHER INCOME**

	Unrestricted Funds £	Total Funds 2022 £	Unrestricted Funds £	Total Funds 2021 £
Rental income - other	114,504	<b>114,504</b>	110,265	110,265
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

**KISHARON CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 AUGUST 2022**

**7. EXPENDITURE ON CHARITABLE ACTIVITIES BY FUND TYPE**

	Unrestricted Funds £	<b>Total Funds 2022 £</b>	Unrestricted Funds £	Total Funds 2021 £
Provision of facilities used by Kisharon	183,226	<b>183,226</b>	130,792	130,792
Support costs	<u>52,248</u>	<b><u>52,248</u></b>	<u>23,273</u>	<u>23,273</u>
	<u>235,474</u>	<b><u>235,474</u></b>	<u>154,065</u>	<u>154,065</u>

**8. EXPENDITURE ON CHARITABLE ACTIVITIES BY ACTIVITY TYPE**

	Activities undertaken directly £	Support costs £	<b>Total funds 2022 £</b>	Total fund 2021 £
Provision of facilities used by Kisharon	183,226	–	<b>183,226</b>	130,792
Governance costs	–	<u>52,248</u>	<b><u>52,248</u></b>	<u>23,273</u>
	<u>183,226</u>	<u>52,248</u>	<b><u>235,474</u></b>	<u>154,065</u>

**9. OTHER EXPENDITURE**

	Unrestricted Funds £	<b>Total Funds 2022 £</b>	Unrestricted Funds £	Total Funds 2021 £
Rental property costs	<u>55,162</u>	<b><u>55,162</u></b>	<u>43,778</u>	<u>43,778</u>

**10. NET INCOME**

Net income is stated after charging/(crediting):

	<b>2022 £</b>	2021 £
Depreciation of tangible fixed assets	<b><u>104,498</u></b>	<u>81,369</u>

**11. AUDITORS REMUNERATION**

	<b>2022 £</b>	2021 £
Fees payable for the audit of the financial statements	<b><u>9,000</u></b>	<u>5,700</u>

**12. STAFF COSTS**

No salaries or wages have been paid to employees during the year. The average head count of employees during the year was Nil (2021: Nil).

**13. TRUSTEE REMUNERATION AND EXPENSES**

There was no remuneration paid to the trustees. The charity did not meet any individual expenses incurred by the trustees for services provided to the charity.

**KISHARON CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 AUGUST 2022**

**14. TRANSFERS BETWEEN FUNDS**

Brought forward restricted funds which were sitting in fixed assets have now been moved to unrestricted funds with the agreement of the relevant parties.

**15. TANGIBLE FIXED ASSETS**

	<b>Land and buildings £</b>
<b>Cost</b>	
At 1 September 2021	8,418,665
Additions	147,333
<b>At 31 August 2022</b>	<u>8,565,998</u>
<b>Depreciation</b>	
At 1 September 2021	1,392,989
Charge for the year	104,498
<b>At 31 August 2022</b>	<u>1,497,487</u>
<b>Carrying amount</b>	
<b>At 31 August 2022</b>	<u>7,068,511</u>
At 31 August 2021	<u>7,025,676</u>

The total cost of freehold properties includes freehold land at a cost of £3,336,776 which is not being depreciated.

**16. DEBTORS**

	<b>2022</b>	2021
	£	£
Prepayments and accrued income	5,322	4,460
Other debtors	321,078	—
	<u>326,400</u>	<u>4,460</u>

See Note 22 for related party transactions included in other debtors.

**17. CREDITORS: amounts falling due within one year**

	<b>2022</b>	2021
	£	£
Bank loans and overdrafts	183,000	201,000
Accruals and deferred income	28,482	15,168
Other creditors	—	368,509
	<u>211,482</u>	<u>584,677</u>

See Note 22 for related party transactions included in other creditors.

The bank loans are secured by a legal charge over the charity's freehold properties.

**KISHARON CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 AUGUST 2022**

**18. CREDITORS: amounts falling due after more than one year**

	2022	2021
	£	£
Bank loans and overdrafts	<u>2,466,543</u>	<u>2,646,521</u>

Included within creditors: amounts falling due after more than one year is an amount of £1,368,453 (2021: £1,576,729) in respect of liabilities payable or repayable by instalments which fall due for payment after more than five years from the reporting date.

The bank loans are repayable by 2033 and bear interest at a range between 2.46% and 3.05% plus Bank of England Base Rate.

The bank loans are secured by a legal charge over the charity's freehold properties.

**19. ANALYSIS OF CHARITABLE FUNDS**

**Unrestricted funds**

	At 1 September 2021	Income £	Expenditure £	Transfers £	At 31 August 2022 £
Unrestricted Fund	<u>4,325,859</u>	<u>285,504</u>	<u>(290,636)</u>	<u>330,625</u>	<u>4,651,352</u>

	At 1 September 2020	Income £	Expenditure £	Transfers £	At 31 August 2021 £
Unrestricted Fund	<u>2,392,462</u>	<u>1,290,507</u>	<u>(197,843)</u>	<u>840,733</u>	<u>4,325,859</u>

**KISHARON CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 AUGUST 2022**

**19. ANALYSIS OF CHARITABLE FUNDS** *(continued)*

**Restricted funds**

	At 1 September 2021 £	Income £	Expenditure £	Transfers £	At 31 August 2022 £
Supported Living	-	100,824	-	(100,824)	-
The Phil Forman Trust					
Fund - Montfort House	100,000	-	-	-	<b>100,000</b>
Kisharon Adult Services	229,801	-	-	(229,801)	-
	<u>329,801</u>	<u>100,824</u>	<u>-</u>	<u>(330,625)</u>	<u><b>100,000</b></u>

	At 1 September 2020 £	Income £	Expenditure £	Transfers £	At 31 August 2021 £
Supported Living	680,000	-	-	(680,000)	-
Fred Rosenberg					
Memorial Trust Fund	160,733	-	-	(160,733)	-
The Phil Forman Trust					
Fund - Montfort House	100,000	-	-	-	100,000
Kisharon Adult Services	229,801	-	-	-	229,801
	<u>1,170,534</u>	<u>-</u>	<u>-</u>	<u>(840,733)</u>	<u>329,801</u>

**20. ANALYSIS OF NET ASSETS BETWEEN FUNDS**

	Tangible fixed assets £	Current assets £	Current liabilities £	Long term liabilities £	Total £
Restricted Income Funds:					
The Phil Forman Trust Fund - Montfort House	100,000	-	-	-	100,000
	<u>100,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>100,000</u>
Unrestricted Income Funds:					
General Funds	6,968,511	360,866	(211,482)	(2,466,543)	4,651,352
Total Funds	<u>7,068,511</u>	<u>360,866</u>	<u>(211,482)</u>	<u>(2,466,543)</u>	<u>4,751,352</u>

**KISHARON CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 AUGUST 2022**

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

	At 1 Sep 2021	Cash flows	At 31 Aug 2022
	£	£	£
Cash at bank and in hand	856,720	(822,254)	<b>34,466</b>
Debt due within one year	(201,000)	18,000	<b>(183,000)</b>
Debt due after one year	<u>(2,646,521)</u>	<u>179,978</u>	<u><b>(2,466,543)</b></u>
	<u>(1,990,801)</u>	<u>(624,276)</u>	<u><b>(2,615,077)</b></u>

**22. RELATED PARTIES**

Kisharon Charitable Trust is related to a Charity, Kisharon, which is a Company limited by guarantee. The Trustees of Kisharon Charitable Trust are also Trustees of Kisharon. Kisharon operates the freehold properties owned by the Trust in furtherance of the objectives of the Company and of the Trust.

Under the terms of a tripartite supplemental land agreement between Kisharon Charitable Trust, Kisharon Academy Trust and the Secretary of State for Education, Kisharon Academy Trust is permitted to build and manage Kisharon School on the Parson Street site in accordance with the terms of the single academy funding agreement (dated 10 August 2018) with the Secretary of State for Education.

Included in other debtors is an amount of £321,078 due from Kisharon (2021: £368,509 due to Kisharon).

**23. EVENTS AFTER THE END OF THE REPORTING PERIOD**

In November 2022 the bank loans and the properties of the charity were transferred into a charitable incorporated organisation (CIO) - Kisharon Charitable Trust (Charity Commission registration 1194007).

**THE KISHARON CHARITABLE TRUST**

England & Wales - Charity number 278369

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# Accounts

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**CHARITY REGISTRATION NUMBER: 278369**

**KISHARON CHARITABLE TRUST  
FINANCIAL STATEMENTS  
31 AUGUST 2021**

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

**KISHARON CHARITABLE TRUST**  
**FINANCIAL STATEMENTS**  
**YEAR ENDED 31 AUGUST 2021**

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Trustees' annual report	<b>1 to 3</b>
Independent auditor's report to the members	<b>4 to 7</b>
Statement of financial activities	<b>8</b>
Statement of financial position	<b>9</b>
Statement of cash flows	<b>10</b>
Notes to the financial statements	<b>11 to 18</b>

**KISHARON CHARITABLE TRUST**  
**TRUSTEES' ANNUAL REPORT**  
**YEAR ENDED 31 AUGUST 2021**

The trustees present their report and the financial statements of the charity for the year ended 31 August 2021.

**REFERENCE AND ADMINISTRATIVE DETAILS**

<b>Registered charity name</b>	Kisharon Charitable Trust
<b>Charity registration number</b>	278369
<b>Principal office</b>	First Floor 333 Edgware Road London NW9 6TD
<b>THE TRUSTEES</b>	Mr P Goldberg (Chairman) Mr M Lerner Mr R Levy Mr A Loftus Mr L Noe
<b>Auditor</b>	Cohen Arnold Chartered Accountants & statutory auditor New Burlington House 1075 Finchley Road LONDON NW11 0PU
<b>Bankers</b>	Barclays Bank Plc Edgware Group 126 Station Road Edgware Middlesex HA8 7RY

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

Kisharon Charitable Trust was established by a deed dated 20 October 1978 and is a registered charity under Commission Number 278369.

The day to day affairs of the Charity are administered by the Board of Trustees.

It is not currently the intention of the Trustees of the Charity to appoint new Trustees. Should the situation change in the future, the Trustees will apply suitable recruitment and training procedures.

All trustees give their time voluntarily and no benefit or expenses were paid in the year.

The Charity has maintained insurance cover for the benefit of its Trustees against any liability incurred by them in carrying out their duties in such capacities. The premium paid in respect of such insurance was £850.

**KISHARON CHARITABLE TRUST**  
**TRUSTEES' ANNUAL REPORT** *(continued)*  
**YEAR ENDED 31 AUGUST 2021**

**OBJECTIVES AND ACTIVITIES**

The principal object of the charity is to provide a pathway of education and support for Jewish children and adults with learning difficulties to allow them to develop as much independence as possible and live full and inclusive lives in the community.

The Trust owns the freehold properties and other assets which are used by Kisharon School, Tuffkid Nursery, Kisharon's Adult Day Support, Education and Therapy Service, the Kisharon Employment Service and the Supported Living Service. These units are operated by Kisharon (a company limited by guarantee), which is a related charity.

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 future activities.

**ACHIEVEMENTS AND PERFORMANCE**

The Trust continued to make its freehold properties available to Kisharon activities to support them in their activities of providing services to children and adults with learning difficulties and physical disabilities.

The results for the year and the financial position at the year end are set out in the attached financial statements.

**FINANCIAL REVIEW**

The Charity's unrestricted income for the year of £281,265 (2020: £242,126) comprising rental income from Kisharon and letting income, was in line with budgets.

Since approval for conversion to Free School status in 2015, the Trustees have been working with the Department for Education to build a new Kisharon School for 72 pupils on its Parson Street site. Construction work was completed in March 2020 and, following the fitting out with equipment and furniture, was opened on schedule in September 2020.

The school (Kisharon Academy Trust) occupies the land at Parson Street on the basis of the agreement referred to in note 22.

During the year the construction of supported living accommodation for five women in Decoy Avenue was completed at a cost of £935,000. The accommodation was fully occupied soon after completion. The construction was funded by a donation from Kisharon.

As at the Balance Sheet date, the charity had Unrestricted Funds of £4,325,859 (2020: £2,392,462) and Restricted Funds of £329,801 (2020: £1,170,534).

**Reserves Policy**

It is the policy of the Trust to maintain unrestricted funds, which are the free reserves of the Trust, at a level which the trustees think appropriate after considering the future commitments of the Trust and the likely administrative costs of the Trust for the next year.

**Risk Policy**

The Trust has assessed the major risks to which it is exposed in particular those to the operations and finances of the Trust, and is satisfied the systems are in place to manage its exposure to those risks.

**Going Concern**

The trustees are of the opinion that, that despite the uncertainties caused by the corona virus pandemic, with a robust business continuity plan and existing reserves the Charity is able to continue as a going concern.

**KISHARON CHARITABLE TRUST**  
**TRUSTEES' ANNUAL REPORT** *(continued)*  
**YEAR ENDED 31 AUGUST 2021**

**PLANS FOR FUTURE PERIODS**

The Trust will continue to make the various properties available to Kisharon and will assist in purchasing more properties as appropriate for the needs of the charity.

**TRUSTEES' RESPONSIBILITIES STATEMENT**

The trustees 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).

The law applicable to charities in England and Wales 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 charity and of the incoming resources and application of resources, of the charity for that period.

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 Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust Deed. 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.

The trustees' annual report was approved on 28 May 2022 and signed on behalf of the board of trustees by:

  
**Mr P Goldberg (Chairman)**  
Trustee

**KISHARON CHARITABLE TRUST**  
**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF KISHARON**  
**CHARITABLE TRUST**  
**YEAR ENDED 31 AUGUST 2021**

**OPINION**

We have audited the financial statements of Kisharon Charitable Trust (the 'charity') for the year ended 31 August 2021 which comprise the statement of financial activities, statement of financial position, statement of cash flows 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 31 August 2021 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.

## **KISHARON CHARITABLE TRUST**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF KISHARON CHARITABLE TRUST *(continued)***

**YEAR ENDED 31 AUGUST 2021**

#### **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.

## KISHARON CHARITABLE TRUST

### INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF KISHARON CHARITABLE TRUST *(continued)*

YEAR ENDED 31 AUGUST 2021

#### 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:

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

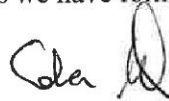
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting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

**KISHARON CHARITABLE TRUST**  
**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF KISHARON**  
**CHARITABLE TRUST** *(continued)*  
**YEAR ENDED 31 AUGUST 2021**

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

**USE OF OUR REPORT**

This report is made solely to the charity's members, as a body, in accordance with section 145 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.



Cohen Arnold  
Chartered Accountants & statutory auditor

New Burlington House  
1075 Finchley Road  
LONDON  
NW11 0PU

**KISHARON CHARITABLE TRUST**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**YEAR ENDED 31 AUGUST 2021**


		Unrestricted funds	2021 Restricted funds	Total funds	2020 Total funds
	Note	£	£	£	£
<b>Income and endowments</b>					
Donations and legacies	4	1,009,242	–	1,009,242	180,000
Charitable activities	5	171,000	–	171,000	131,000
Other income	6	110,265	–	110,265	111,126
<b>Total income</b>		<u>1,290,507</u>	<u>–</u>	<u>1,290,507</u>	<u>422,126</u>
<b>Expenditure</b>					
Expenditure on charitable activities	7,8	(154,065)	–	(154,065)	(140,648)
Other expenditure	9	(43,778)	–	(43,778)	(57,878)
<b>Total expenditure</b>		<u>(197,843)</u>	<u>–</u>	<u>(197,843)</u>	<u>(198,526)</u>
<b>Net income</b>		<u>1,092,664</u>	<u>–</u>	<u>1,092,664</u>	<u>223,600</u>
Transfers between funds		840,733	(840,733)	–	–
<b>Net movement in funds</b>		<u>1,933,397</u>	<u>(840,733)</u>	<u>1,092,664</u>	<u>223,600</u>
<b>Reconciliation of funds</b>					
Total funds brought forward		2,392,462	1,170,534	3,562,996	3,339,396
<b>Total funds carried forward</b>		<u>4,325,859</u>	<u>329,801</u>	<u>4,655,660</u>	<u>3,562,996</u>

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

**KISHARON CHARITABLE TRUST**  
**STATEMENT OF FINANCIAL POSITION**  
**31 AUGUST 2021**

	Note	2021 £	2020 £
<b>Fixed assets</b>			
Tangible fixed assets	15	7,025,678	6,154,680
<b>Current assets</b>			
Debtors	16	4,460	327,897
Cash at bank and in hand		<u>856,720</u>	<u>38,515</u>
		861,180	366,412
<b>Creditors: amounts falling due within one year</b>	17	<u>(584,677)</u>	<u>(104,355)</u>
<b>Net current assets</b>		<u>276,503</u>	<u>262,057</u>
<b>Total assets less current liabilities</b>		7,302,181	6,416,737
<b>Creditors: amounts falling due after more than one year</b>	18	<u>(2,646,521)</u>	<u>(2,853,741)</u>
<b>Net assets</b>		<u>4,655,660</u>	<u>3,562,996</u>
<b>Funds of the charity</b>			
Restricted funds		329,801	1,170,534
Unrestricted funds		<u>4,325,859</u>	<u>2,392,462</u>
<b>Total charity funds</b>	19	<u>4,655,660</u>	<u>3,562,996</u>

These financial statements were approved by the board of trustees and authorised for issue on 28 May 2022, and are signed on behalf of the board by:

  
**Mr P Goldberg (Chairman)**  
Trustee

The notes on pages 11 to 18 form part of these financial statements.

**KISHARON CHARITABLE TRUST**  
**STATEMENT OF CASH FLOWS**  
**YEAR ENDED 31 AUGUST 2021**

	2021 £	2020 £
<b>Cash flows from operating activities</b>		
Net income	1,092,664	223,600
<i>Adjustments for:</i>		
Depreciation of tangible fixed assets	81,369	81,369
Interest payable and similar charges	49,423	54,687
Accrued income	(4,075)	(2,728)
<i>Changes in:</i>		
Trade and other debtors	326,075	(137,334)
Trade and other creditors	368,509	—
Cash generated from operations	<u>1,913,965</u>	<u>219,594</u>
Interest paid	(49,423)	(54,687)
Net cash from operating activities	<u>1,864,542</u>	<u>164,907</u>
<b>Cash flows from investing activities</b>		
Purchase of tangible assets	(952,367)	(68,563)
Net cash used in investing activities	<u>(952,367)</u>	<u>(68,563)</u>
<b>Cash flows from financing activities</b>		
Proceeds from borrowings	(93,970)	(77,820)
Net cash used in financing activities	<u>(93,970)</u>	<u>(77,820)</u>
<b>Net increase in cash and cash equivalents</b>	<b>818,205</b>	<b>18,524</b>
<b>Cash and cash equivalents at beginning of year</b>	<b>38,515</b>	<b>19,991</b>
<b>Cash and cash equivalents at end of year</b>	<b><u>856,720</u></b>	<b><u>38,515</u></b>

The notes on pages 11 to 18 form part of these financial statements.

**KISHARON CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 AUGUST 2021**

**1. GENERAL INFORMATION**

The charity is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is First Floor, 333 Edgware Road, London, NW9 6TD.

**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 Charities Act 2011.

**3. ACCOUNTING POLICIES**

**Basis of preparation**

The financial statements have been prepared on the historical cost basis.

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

**Going concern**

The trustees are of the opinion that, that despite the uncertainties caused by the corona virus pandemic, with a robust business continuity plan and existing reserves the Charity is able to continue as a going concern.

**Judgements and key sources of estimation uncertainty**

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

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

The Trustees do not consider there are any critical judgements or sources of estimation uncertainty requiring disclosure beyond the accounting policies listed below.

**Fund accounting**

General unrestricted funds comprise the accumulated surplus or deficit on income and expenditure account. They are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity.

Restricted funds are funds subject to specific restricted conditions imposed by donors.

Designated funds are funds which have been set aside at the discretion of the Trustees for specific purposes.

**KISHARON CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 AUGUST 2021**

**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.

**Grants and donations**

Grants and donations are only included in the statement of financial activities when the charity has unconditional entitlement to the resources. Donations represent voluntary amounts received during the year.

**Rental income**

**Charitable activities**

This is the rent paid by Kisharon to the Trust in relation to the use of its premises for its charitable activities under the terms of the operating agreement between the two charities.

**Other incoming resources**

This is the rent receivable from the letting of 1009 Finchley Road to a number of tenants on short term leases.

**Resources expended**

Expenditure is charged on an accruals basis and allocated to the appropriate headings in the accounts.

The majority of costs are directly attributable to specific activities. Costs incurred in respect of the charitable activities include elements of staff costs and attributable support costs.

**Governance costs**

Governance costs are associated with the governance arrangements of the charity and relate to the general running of the charity. These costs include audit, legal advice for Trustees and costs associated with meeting constitutional and statutory requirements such as the cost of Trustee meetings and the preparation of the statutory accounts.

**Tangible assets**

All fixed assets are initially recorded at cost.

**Depreciation**

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property (building only) - 2% straight line

**KISHARON CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 AUGUST 2021**

**3. ACCOUNTING POLICIES** *(continued)*

**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.

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments.

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.

**Cost of borrowings**

Finance costs incurred during the construction of a fixed asset are capitalised to the balance sheet.

**4. DONATIONS AND LEGACIES**

	Unrestricted Funds £	Restricted Funds £	Total Funds 2021 £
<b>Donations</b>			
Donations	1,009,242	–	1,009,242
	Unrestricted Funds £	Restricted Funds £	Total Funds 2020 £
<b>Donations</b>			
Donations	–	180,000	180,000

See Note 22 for related party transactions included in donations.

**5. CHARITABLE ACTIVITIES**

	Unrestricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Total Funds 2020 £
Rental income - Kisharon	171,000	171,000	131,000	131,000

**6. OTHER INCOME**

	Unrestricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Total Funds 2020 £
Rental income - other	110,265	110,265	111,126	111,126

**KISHARON CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 AUGUST 2021**

**7. EXPENDITURE ON CHARITABLE ACTIVITIES BY FUND TYPE**

	Unrestricted Funds £	<b>Total Funds 2021 £</b>	Unrestricted Funds £	Total Funds 2020 £
Provision and development of facilities used by Kisharon	130,792	<b>130,792</b>	138,248	138,248
Support costs	23,273	<b>23,273</b>	2,400	2,400
	<u>154,065</u>	<u><b>154,065</b></u>	<u>140,648</u>	<u>140,648</u>

**8. EXPENDITURE ON CHARITABLE ACTIVITIES BY ACTIVITY TYPE**

	Activities undertaken directly £	Support costs £	<b>Total funds 2021 £</b>	Total fund 2020 £
Provision and development of facilities used by Kisharon	130,792	–	<b>130,792</b>	138,248
Governance costs	–	23,273	<b>23,273</b>	2,400
	<u>130,792</u>	<u>23,273</u>	<u><b>154,065</b></u>	<u>140,648</u>

**9. OTHER EXPENDITURE**

	Unrestricted Funds £	<b>Total Funds 2021 £</b>	Unrestricted Funds £	Total Funds 2020 £
Rental property costs	43,778	<b>43,778</b>	57,878	57,878

**10. NET INCOME**

Net income is stated after charging/(crediting):

	<b>2021</b>	2020
	£	£
Depreciation of tangible fixed assets	<b>81,369</b>	<u>81,369</u>

**11. AUDITORS REMUNERATION**

	<b>2021</b>	2020
	£	£
Fees payable for the audit of the financial statements	<b>5,700</b>	<u>2,400</u>

**12. STAFF COSTS**

No salaries or wages have been paid to employees during the year. The average head count of employees during the year was Nil (2020: Nil).

**13. TRUSTEE REMUNERATION AND EXPENSES**

There was no remuneration paid to the trustees. The charity did not meet any individual expenses incurred by the trustees for services provided to the charity.

**KISHARON CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 AUGUST 2021**

**14. TRANSFERS BETWEEN FUNDS**

Brought forward restricted funds which sitting in fixed assets have now been moved to unrestricted funds with the agreement of the relevant parties.

**15. TANGIBLE FIXED ASSETS**

	<b>Land and buildings £</b>
<b>Cost</b>	
At 1 September 2020	7,466,298
Additions	952,367
<b>At 31 August 2021</b>	<b><u>8,418,665</u></b>
<b>Depreciation</b>	
At 1 September 2020	1,311,618
Charge for the year	81,369
<b>At 31 August 2021</b>	<b><u>1,392,987</u></b>
<b>Carrying amount</b>	
<b>At 31 August 2021</b>	<b><u>7,025,678</u></b>
At 31 August 2020	<u>6,154,680</u>

The total cost of freehold properties includes freehold land at a cost of £3,336,776 which is not being depreciated.

**16. DEBTORS**

	<b>2021 £</b>	<b>2020 £</b>
Prepayments and accrued income	4,460	1,822
Other debtors	–	326,075
	<b><u>4,460</u></b>	<b><u>327,897</u></b>

See Note 22 for related party transactions included in other debtors.

**17. CREDITORS: amounts falling due within one year**

	<b>2021 £</b>	<b>2020 £</b>
Bank loans and overdrafts	201,000	87,750
Accruals and deferred income	15,168	16,605
Other creditors	368,509	–
	<b><u>584,677</u></b>	<b><u>104,355</u></b>

See Note 22 for related party transactions included in other creditors.

The bank loans are secured by a legal charge over the charity's freehold properties.

**KISHARON CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 AUGUST 2021**

**18. CREDITORS: amounts falling due after more than one year**

	2021	2020
	£	£
Bank loans and overdrafts	<u>2,646,521</u>	<u>2,853,741</u>

Included within creditors: amounts falling due after more than one year is an amount of £1,576,729 (2020: £2,041,620) in respect of liabilities payable or repayable by instalments which fall due for payment after more than five years from the reporting date.

The bank loans are repayable by 2033 and bear interest at a range between 2.46% and 3.05% plus Bank of England Base Rate.

The bank loans are secured by a legal charge over the charity's freehold properties.

**19. ANALYSIS OF CHARITABLE FUNDS**

**Unrestricted funds**

	At 1 September 2020	Income £	Expenditure £	Transfers £	At 31 August 2021 £
Unrestricted Fund	<u>2,392,462</u>	<u>1,290,507</u>	<u>(197,843)</u>	<u>840,733</u>	<u>4,325,859</u>

	At 1 September 2019	Income £	Expenditure £	Transfers £	At 31 August 2020 £
Unrestricted Fund	<u>2,348,862</u>	<u>242,126</u>	<u>(198,526)</u>	<u>—</u>	<u>2,392,462</u>

**KISHARON CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 AUGUST 2021**

**19. ANALYSIS OF CHARITABLE FUNDS** *(continued)*

**Restricted funds**

	At 1 September 2020 £	Income £	Expenditure £	Transfers £	At 31 August 2021 £
Supported Living	680,000	—	—	(680,000)	—
Fred Rosenberg Memorial Trust Fund	160,733	—	—	(160,733)	—
The Phil Forman Trust Fund - Montfort House	100,000	—	—	—	<b>100,000</b>
Kisharon Adult Services	229,801	—	—	—	<b>229,801</b>
	<u>1,170,534</u>	<u>—</u>	<u>—</u>	<u>(840,733)</u>	<u><b>329,801</b></u>

	At 1 September 2019 £	Income £	Expenditure £	Transfers £	At 31 August 2020 £
Supported Living	500,000	180,000	—	—	680,000
Fred Rosenberg Memorial Trust Fund	160,733	—	—	—	160,733
The Phil Forman Trust Fund - Montfort House	100,000	—	—	—	100,000
Kisharon Adult Services	229,801	—	—	—	229,801
	<u>990,534</u>	<u>180,000</u>	<u>—</u>	<u>—</u>	<u>1,170,534</u>

**KISHARON CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 AUGUST 2021**

**20. ANALYSIS OF NET ASSETS BETWEEN FUNDS**

	Tangible fixed assets £	Current assets £	Current liabilities £	Long term liabilities £	Total £
Restricted Income Funds:					
The Phil Forman Trust Fund – Montfort House	100,000	-	-	-	100,000
Kisharon Adult Services	229,801	-	-	-	229,801
	<u>329,801</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>329,801</u>
Unrestricted Income Funds:					
General Funds	6,695,877	861,180	(584,677)	(2,646,521)	4,325,859
Total Funds	<u>7,025,678</u>	<u>861,180</u>	<u>(584,677)</u>	<u>(2,676,521)</u>	<u>4,655,660</u>

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

	At 1 Sep 2020 £	Cash flows £	At 31 Aug 2021 £
Cash at bank and in hand	38,515	818,205	856,720
Debt due within one year	(87,750)	(113,250)	(201,000)
Debt due after one year	(2,853,741)	207,220	(2,646,521)
	<u>(2,902,976)</u>	<u>912,175</u>	<u>(1,990,801)</u>

**22. RELATED PARTIES**

Kisharon Charitable Trust is related to a Charity, Kisharon, which is a Company limited by guarantee. Four of the Trustees of Kisharon Charitable Trust are also Trustees of Kisharon. Kisharon operates the freehold properties owned by the Trust in furtherance of the objectives of the Company and of the Trust.

Under the terms of a tripartite supplemental land agreement between Kisharon Charitable Trust, Kisharon Academy Trust and the Secretary of State for Education, Kisharon Academy Trust is permitted to build and manage Kisharon School on the Parson Street site in accordance with the terms of the single academy funding agreement (dated 10 August 2018) with the Secretary of State for Education.

Included in Donations is £935,000 funding received from Kisharon to pay for the construction work at the Decoy Avenue property which is being used for supported living accommodation.

Included in other creditors is an amount of £368,509 due to Kisharon (2020: £326,075 due from Kisharon).

**THE KISHARON CHARITABLE TRUST**

England & Wales - Charity number 278369

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# Accounts

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**CHARITY REGISTRATION NUMBER: 278369**

**KISHARON CHARITABLE TRUST  
FINANCIAL STATEMENTS  
31 AUGUST 2020**

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

**KISHARON CHARITABLE TRUST**  
**FINANCIAL STATEMENTS**  
**YEAR ENDED 31 AUGUST 2020**

	<b>Pages</b>
Trustees' annual report	<b>1 to 3</b>
Independent auditor's report to the members	<b>4 to 7</b>
Statement of financial activities	<b>8</b>
Statement of financial position	<b>9</b>
Notes to the financial statements	<b>10 to 16</b>

**KISHARON CHARITABLE TRUST**  
**TRUSTEES' ANNUAL REPORT**  
**YEAR ENDED 31 AUGUST 2020**

The trustees present their report and the financial statements of the charity for the year ended 31 August 2020.

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered charity name** Kisharon Charitable Trust

**Charity registration number** 278369

**Principal office** First Floor  
333 Edgware Road  
London  
NW9 6TD

**THE TRUSTEES** Mr P Goldberg (Chairman)  
Mr M Lerner  
Mr R Levy  
Mr A Loftus  
Mr L Noe

**Auditor** Cohen Arnold  
Chartered Accountants & statutory auditor  
New Burlington House  
1075 Finchley Road  
LONDON  
NW11 0PU

**Bankers** Barclays Bank Plc  
Edgware Group  
126 Station Road  
Edgware  
Middlesex  
HA8 7RY

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

Kisharon Charitable Trust was established by a deed dated 20 October 1978 and is a registered charity under Commission Number 278369.

The day to day affairs of the Charity are administered by the Board of trustees.

Should the trustees decide to appoint new trustees, they will apply suitable recruitment and training procedures.

All trustees give their time voluntarily and no benefit or expenses were paid in the year.

The Charity has maintained insurance cover for the benefit of its trustees against any liability incurred by them in carrying out their duties in such capacities. The premium paid in respect of such insurance was £850.

**KISHARON CHARITABLE TRUST**  
**TRUSTEES' ANNUAL REPORT** *(continued)*  
**YEAR ENDED 31 AUGUST 2020**

**OBJECTIVES AND ACTIVITIES**

The principal object of the charity is to provide a pathway of education and support for Jewish children and adults with learning difficulties to allow them to develop as much independence as possible and live full and inclusive lives in the community.

The Trust owns the freehold properties and other assets which are used by Kisharon School, Tuffkid Nursery, Kisharon's Adult Day Support, Education and Therapy Service, the Kisharon Employment Service and the Supported Living Service. These units are operated by Kisharon (a company limited by guarantee), which is a related charity.

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 future activities.

**ACHIEVEMENTS AND PERFORMANCE**

The Trust continued to make its freehold properties available to Kisharon activities to support them in their activities of providing services to children and adults with learning difficulties and physical disabilities. This provision was not affected by the coronavirus pandemic.

The results for the year and the financial position at the year end are set out in the attached financial statements.

**FINANCIAL REVIEW**

The Charity's unrestricted income for the year of £242,126 (2019: £225,918) comprising rental income from Kisharon and letting income, was in line with budgets.

Since approval for conversion to Free School status in 2015, the trustees have been working with the Department for Education to build a new Kisharon School for 72 pupils on its Parson Street site. Construction work was completed in March 2020 and the new building, following the fitting out with equipment and furniture, was opened on schedule in September 2020.

The school (Kisharon Academy Trust) occupies the land at Parson Street on the basis of the agreement referred to in note 20.

As at the Balance Sheet date, the charity had Unrestricted Funds of £2,392,462 (2019: £2,348,862) and Restricted Funds of £1,170,534 (2019: £990,534).

While the closing stages of the school fit out were completed during a period of coronavirus restrictions, the pandemic had no direct impact on the finances of the charity.

**Reserves Policy**

It is the policy of the Trust to maintain unrestricted funds, which are the free reserves of the Trust, at a level which the trustees think appropriate after considering the future commitments of the Trust and the likely administrative costs of the Trust for the next year.

**Risk Policy**

The Trust has assessed the major risks to which it is exposed in particular those to the operations and finances of the Trust, and is satisfied that systems are in place to manage its exposure to those risks.

**Going Concern**

The trustees are of the opinion that, that despite the uncertainties caused by the corona virus pandemic, with a robust business continuity plan and existing reserves the Charity is able to continue as a going concern.

**KISHARON CHARITABLE TRUST**  
**TRUSTEES' ANNUAL REPORT** *(continued)*  
**YEAR ENDED 31 AUGUST 2020**

**PLANS FOR FUTURE PERIODS**

The Trust will continue to make the various properties available to Kisharon and will assist in purchasing more properties as appropriate for the needs of the charity.

**TRUSTEES' RESPONSIBILITIES STATEMENT**

The trustees 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).

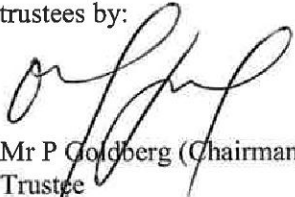
The law applicable to charities in England and Wales requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, of the charity for that period.

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 Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust Deed. 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.

The trustees' annual report was approved on 23 April 2021 and signed on behalf of the board of trustees by:



Mr P Goldberg (Chairman)  
Trustee

**KISHARON CHARITABLE TRUST**  
**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF KISHARON**  
**CHARITABLE TRUST**  
**YEAR ENDED 31 AUGUST 2020**

**OPINION**

We have audited the financial statements of Kisharon Charitable Trust (the 'charity') for the year ended 31 August 2020 which comprise the statement of financial activities, 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 31 August 2020 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**

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

**KISHARON CHARITABLE TRUST**  
**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF KISHARON**  
**CHARITABLE TRUST** *(continued)*  
**YEAR ENDED 31 AUGUST 2020**

**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.

**KISHARON CHARITABLE TRUST**  
**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF KISHARON**  
**CHARITABLE TRUST** *(continued)*  
**YEAR ENDED 31 AUGUST 2020**

**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.

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

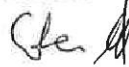
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting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

**KISHARON CHARITABLE TRUST**  
**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF KISHARON**  
**CHARITABLE TRUST** *(continued)*  
**YEAR ENDED 31 AUGUST 2020**

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

**USE OF OUR REPORT**

This report is made solely to the charity's members, as a body, in accordance with section 145 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.



Cohen Arnold  
Chartered Accountants & statutory auditor

New Burlington House  
1075 Finchley Road  
LONDON  
NW11 0PU

23 April 2021

**KISHARON CHARITABLE TRUST**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**YEAR ENDED 31 AUGUST 2020**

		2020		2019
	Unrestricted	Restricted	Total funds	Total funds
Note	funds	funds	£	£
	£	£		
<b>Income and endowments</b>				
Donations and legacies	4	–	180,000	180,000
Charitable activities	5	131,000	–	131,000
Other income	6	111,126	–	111,126
<b>Total income</b>		<u>242,126</u>	<u>180,000</u>	<u>422,126</u>
<b>Expenditure</b>				
Expenditure on charitable activities	7,8	(140,648)	–	(140,648)
Other expenditure	9	(57,878)	–	(57,878)
<b>Total expenditure</b>		<u>(198,526)</u>	<u>–</u>	<u>(198,526)</u>
<b>Net income and net movement in funds</b>		<u>43,600</u>	<u>180,000</u>	<u>223,600</u>
<b>Reconciliation of funds</b>				
Total funds brought forward		<u>2,348,862</u>	<u>990,534</u>	<u>3,339,396</u>
<b>Total funds carried forward</b>		<u>2,392,462</u>	<u>1,170,534</u>	<u>3,562,996</u>

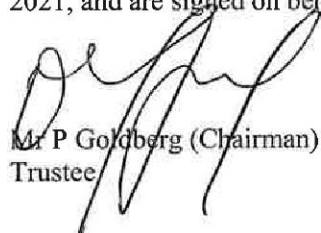
The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

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

**KISHARON CHARITABLE TRUST**  
**STATEMENT OF FINANCIAL POSITION**  
**31 AUGUST 2020**

	Note	2020 £	£	2019 £
<b>Fixed assets</b>				
Tangible fixed assets	14		6,154,680	6,167,486
<b>Current assets</b>				
Debtors	15	327,897		190,865
Cash at bank and in hand		<u>38,515</u>		<u>19,991</u>
		<u>366,412</u>		<u>210,856</u>
<b>Creditors: amounts falling due within one year</b>	16	<u>(104,355)</u>		<u>(181,635)</u>
<b>Net current assets</b>			<u>262,057</u>	<u>29,221</u>
<b>Total assets less current liabilities</b>			<u>6,416,737</u>	<u>6,196,707</u>
<b>Creditors: amounts falling due after more than one year</b>	17		<u>(2,853,741)</u>	<u>(2,857,311)</u>
<b>Net assets</b>			<u>3,562,996</u>	<u>3,339,396</u>
<b>Funds of the charity</b>				
Restricted funds			1,170,534	990,534
Unrestricted funds			<u>2,392,462</u>	<u>2,348,862</u>
<b>Total charity funds</b>	18		<u>3,562,996</u>	<u>3,339,396</u>

These financial statements were approved by the board of trustees and authorised for issue on 23 April 2021, and are signed on behalf of the board by:

  
Mr P Goldberg (Chairman)  
Trustee

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

**KISHARON CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 AUGUST 2020**

**1. GENERAL INFORMATION**

The charity is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is First Floor, 333 Edgware Road, London, NW9 6TD.

**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 Charities Act 2011.

**3. ACCOUNTING POLICIES**

**Basis of preparation**

The financial statements have been prepared on the historical cost basis.

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

**Going concern**

The trustees are of the opinion that, that despite the uncertainties caused by the coronavirus pandemic, with a robust business continuity plan and existing reserves the Charity is able to continue as a going concern.

**Judgements and key sources of estimation uncertainty**

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

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

The trustees do not consider there are any critical judgements or sources of estimation uncertainty requiring disclosure beyond the accounting policies listed below.

**Fund accounting**

General unrestricted funds comprise the accumulated surplus or deficit on income and expenditure account. They are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

Restricted funds are funds subject to specific restricted conditions imposed by donors.

Designated funds are funds which have been set aside at the discretion of the trustees for specific purposes.

**KISHARON CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 AUGUST 2020**

**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.

**Grants and donations**

Grants and donations are only included in the statement of financial activities when the charity has unconditional entitlement to the resources. Donations represent voluntary amounts received during the year.

**Rental income**

**Charitable activities**

This is the rent paid by Kisharon to the Trust in relation to the use of its premises for its charitable activities under the terms of the operating agreement between the two charities.

**Other incoming resources**

This is the rent receivable from the letting of 1009 Finchley Road to a number of tenants on short term leases.

**Resources expended**

Expenditure is charged on an accruals basis and allocated to the appropriate headings in the accounts.

The majority of costs are directly attributable to specific activities. Costs incurred in respect of the charitable activities include elements of staff costs and attributable support costs.

**Governance costs**

Governance costs are associated with the governance arrangements of the charity and relate to the general running of the charity. These costs include audit, legal advice for trustees and costs associated with meeting constitutional and statutory requirements such as the cost of trustee meetings and the preparation of the statutory accounts.

**Tangible assets**

All fixed assets are initially recorded at cost.

**Depreciation**

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property (building only) - 2% straight line

**KISHARON CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 AUGUST 2020**

**3. ACCOUNTING POLICIES** *(continued)*

**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.

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments.

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.

**Cost of borrowings**

Finance costs incurred during the construction of a fixed asset are capitalised to the balance sheet.

**4. DONATIONS AND LEGACIES**

	Unrestricted Funds £	Restricted Funds £	Total Funds 2020 £
<b>Donations</b>			
Donations	—	180,000	<u>180,000</u>
	Unrestricted Funds £	Restricted Funds £	Total Funds 2019 £
<b>Donations</b>			
Donations	<u>75</u>	<u>—</u>	<u>75</u>

See Note 21 for related party transactions included in donations.

**5. CHARITABLE ACTIVITIES**

	Unrestricted Funds £	Total Funds 2020 £	Unrestricted Funds £	Total Funds 2019 £
Rental income - Kisharon	<u>131,000</u>	<u>131,000</u>	<u>131,000</u>	<u>131,000</u>

**6. OTHER INCOME**

	Unrestricted Funds £	Total Funds 2020 £	Unrestricted Funds £	Total Funds 2019 £
Rental income - other	<u>111,126</u>	<u>111,126</u>	<u>94,843</u>	<u>94,843</u>

**KISHARON CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 AUGUST 2020**

**7. EXPENDITURE ON CHARITABLE ACTIVITIES BY FUND TYPE**

	Unrestricted Funds £	<b>Total Funds 2020 £</b>	Unrestricted Funds £	Total Funds 2019 £
Provision and development of facilities used by Kisharon	138,248	<b>138,248</b>	152,476	152,476
Support costs	2,400	<b>2,400</b>	3,499	3,499
	<u>140,648</u>	<u><b>140,648</b></u>	<u>155,975</u>	<u>155,975</u>

**8. EXPENDITURE ON CHARITABLE ACTIVITIES BY ACTIVITY TYPE**

	Activities undertaken directly £	Support costs £	<b>Total funds 2020 £</b>	Total fund 2019 £
Provision and development of facilities used by Kisharon	138,248	–	<b>138,248</b>	152,476
Governance costs	–	2,400	<b>2,400</b>	3,499
	<u>138,248</u>	<u>2,400</u>	<u><b>140,648</b></u>	<u>155,975</u>

**9. OTHER EXPENDITURE**

	Unrestricted Funds £	<b>Total Funds 2020 £</b>	Unrestricted Funds £	Total Funds 2019 £
Rental property costs	57,878	<b>57,878</b>	52,915	52,915

**10. NET INCOME**

Net income is stated after charging/(crediting):

	<b>2020</b>	2019
	£	£
Depreciation of tangible fixed assets (note 14)	<b>81,369</b>	<b>80,960</b>

**11. AUDITORS REMUNERATION**

	<b>2020</b>	2019
	£	£
Fees payable for the audit of the financial statements	<b>2,400</b>	<b>3,500</b>

**12. STAFF COSTS**

No salaries or wages have been paid to employees during the year. The average head count of employees during the year was Nil (2019: Nil).

**13. TRUSTEE REMUNERATION AND EXPENSES**

There was no remuneration paid to the trustees. The charity did not meet any individual expenses incurred by the trustees for services provided to the charity.

**KISHARON CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 AUGUST 2020**

**14. TANGIBLE FIXED ASSETS**

	<b>Land and buildings £</b>
<b>Cost</b>	
At 1 September 2019	7,397,735
Additions	<u>68,563</u>
<b>At 31 August 2020</b>	<b><u>7,466,298</u></b>
<b>Depreciation</b>	
At 1 September 2019	1,230,249
Charge for the year	<u>81,369</u>
<b>At 31 August 2020</b>	<b><u>1,311,618</u></b>
<b>Carrying amount</b>	
<b>At 31 August 2020</b>	<b><u>6,154,680</u></b>
At 31 August 2019	<u>6,167,486</u>

The total cost of freehold properties includes freehold land at a cost of £3,336,776 which is not being depreciated.

**15. DEBTORS**

	<b>2020 £</b>	<b>2019 £</b>
Prepayments and accrued income	1,822	2,124
Other debtors	<u>326,075</u>	<u>188,741</u>
	<b><u>327,897</u></b>	<b><u>190,865</u></b>

See Note 21 for related party transactions included in other debtors.

**16. CREDITORS: amounts falling due within one year**

	<b>2020 £</b>	<b>2019 £</b>
Bank loans and overdrafts	87,750	162,000
Accruals and deferred income	<u>16,605</u>	<u>19,635</u>
	<b><u>104,355</u></b>	<b><u>181,635</u></b>

The bank loans are secured by a legal charge over the charity's freehold properties.

**17. CREDITORS: amounts falling due after more than one year**

	<b>2020 £</b>	<b>2019 £</b>
Bank loans and overdrafts	<u>2,853,741</u>	<u>2,857,311</u>

Included within creditors: amounts falling due after more than one year is an amount of £1,480,659 (2019: £2,209,311) in respect of liabilities payable or repayable by instalments which

**KISHARON CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 AUGUST 2020**

**17. CREDITORS: amounts falling due after more than one year** *(continued)*

fall due for payment after more than five years from the reporting date.

The bank loans are repayable by 2033 and bear interest at a range between 2.46% and 3.05% over the Bank of England Base Rate.

The bank loans are secured by a legal charge over the charity's freehold properties.

**18. ANALYSIS OF CHARITABLE FUNDS**

**Unrestricted funds**

	At 1 September 2019 £	Income £	Expenditure £	At 31 August 2020 £
Unrestricted Fund	2,348,862	242,126	(198,526)	2,392,462

	At 1 September 2018 £	Income £	Expenditure £	At 31 August 2019 £
Unrestricted Fund	2,331,834	225,918	(208,890)	2,348,862

**Restricted funds**

	At 1 September 2019 £	Income £	Expenditure £	At 31 August 2020 £
Supported Living	500,000	180,000	–	680,000
Fred Rosenberg Memorial Trust Fund	160,733	–	–	160,733
The Phil Forman Trust Fund - Montfort House	100,000	–	–	100,000
Kisharon Adult Services	229,801	–	–	229,801
	<u>990,534</u>	<u>180,000</u>	<u>–</u>	<u>1,170,534</u>

	At 1 September 2018 £	Income £	Expenditure £	At 31 August 2019 £
Supported Living	500,000	–	–	500,000
Fred Rosenberg Memorial Trust Fund	160,733	–	–	160,733
The Phil Forman Trust Fund - Montfort House	100,000	–	–	100,000
Kisharon Adult Services	229,801	–	–	229,801
	<u>990,534</u>	<u>–</u>	<u>–</u>	<u>990,534</u>

**KISHARON CHARITABLE TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 AUGUST 2020**

**19. ANALYSIS OF NET ASSETS BETWEEN FUNDS**

	<b>Tangible fixed assets</b>	<b>Current assets</b>	<b>Current liabilities</b>	<b>Long term liabilities</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Restricted Income Funds:</b>					
Fred Rosenberg Memorial Trust Fund	160,733	-	-	-	160,733
The Phil Forman Trust Fund - Montfort House	100,000	-	-	-	100,000
Kisharon Adult Services Supported Living	229,801	-	-	-	229,801
	680,000	-	-	-	680,000
	<u>1,170,534</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,170,534</u>
<b>Unrestricted Income Funds:</b>					
General Funds	<u>4,984,146</u>	<u>366,412</u>	<u>(104,355)</u>	<u>(2,853,741)</u>	<u>2,392,462</u>
<b>Total Funds</b>	<u>6,154,680</u>	<u>366,412</u>	<u>(104,355)</u>	<u>(2,853,741)</u>	<u>3,562,996</u>

**20. RELATED PARTIES**

Kisharon Charitable Trust is related to a charity, Kisharon, which is a Company limited by guarantee. The trustees of Kisharon Charitable Trust are also trustees of Kisharon. Kisharon operates the freehold properties owned by the Trust in furtherance of the objectives of the Company and of the Trust.

Under the terms of a tripartite supplemental land agreement between Kisharon Charitable Trust, Kisharon Academy Trust and the Secretary of State for Education, Kisharon Academy Trust is permitted to build and manage Kisharon School on the Parson Street site in accordance with the terms of the single academy funding agreement (dated 10 August 2018) with the Secretary of State for Education.

In June 2018 Kisharon was given a grant of £500,000 by the Leo Baeck Institute towards the provision of supported living accommodation. The grant was subsequently transferred to Kisharon Charitable Trust in order to facilitate the purchase, with the agreement of the Institute, of an appropriate house in NW London in January 2019, to provide supported living accommodation for Kisharon. A further £180,000 was donated by the Institute in September 2019 for the same purpose.

Included in other debtors is an amount of £326,075 (2019: £188,741) due from Kisharon.