

01438829 (ENGLAND & WALES)

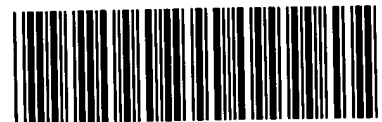
CHARITY REGISTERED NUMBER: 279382

EVELAND LIMITED  
(A COMPANY LIMITED BY GUARANTEE)

UN-AUDITED  
DIRECTOR'S AND TRUSTEE'S REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31ST MARCH 2025

LEONARD FINN & CO. SERVICES LIMITED  
CHARTERED ACCOUNTANTS  
SUITE2A.7<sup>th</sup> FLOOR CITY REACH  
5 GREENWICH VIEW PLACE  
LODON E14 9NN

THURSDAY



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18/12/2025

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COMPANIES HOUSE

**EVELAND LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**FOR THE YEAR ENDED 31ST MARCH 2025**

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**EVELAND LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**LEGAL AND ADMINISTRATIVE INFORMATION**

**Company Number:** 01438829 (England & Wales)

**Registered Charity Number:** 279382

**Director:** Mrs Goldi Jacobwitz

**Trustees:** Mrs Goldi Jacobwitz  
Mr Moshe Grosz  
Mr Yechiel Steinmetz

**Registered Office:** Brentmead House  
Britannia Road London  
N12 9RU

**Accountants:** Leonard Finn & Co. Services Limited  
Chartered Accountants  
Suite 2A, 7<sup>th</sup> Floor  
5 Greenwich View Place  
London  
E14 9NN

**Bankers:** Barclays Bank Plc Marble Arch  
Branch 127-131 Edgware Road  
London  
W22HT

**EVELAND LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**

**DIRECTORS' AND TRUSTEES' REPORT**

**FOR THE YEAR ENDED 31ST MARCH 2025**

The trustee, who is also the director of the charity for the purposes of the Companies Act, presents his annual report with the financial statements of the Charity for the year ended 31st March 2025. The trustee has adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" in preparing the annual report and financial statements of the charity.

**Structure, Governance and Management**

Trustee and Organisational Structure: The charity is constituted as a company limited by guarantee and is therefore governed by a Memorandum and Article of Association. The Director of the company is also trustee of the charity and there are no other trustees. All of the trustees named above served throughout the year. The board has power to appoint additional trustees as and when he considers fit to do so.

**Appointment of trustees**

The trustee is responsible for the administration and investment policy of the Scheme. Trustees are appointed and removed by the sponsoring employer. The sole trustee is: -

Mrs. Goldi Jacobowitz

**Secretary**

Mrs. Goldi Jacobowitz

**Objectives and activities**

The charity's object and principal activities of the company, in the year under review, were that of a charitable organisation, whose purpose is to advance religion in accordance with the orthodox Jewish faith.

The charity is organised so that the director and trustee meet regularly to manage its affairs and deal with day-to-day administration.

**Achievements and performance**

During the year, the charity continued to receive rents from its investment properties and received donations and dividends from subsidiaries and associated companies. During the year, the charity made various charitable contributions totalling £229,500 (2024 - £274,730)

The statement of financial activities is provided on page 6. The Trustee reports that a deficit of £62,770 (2024 - £234,255 deficit) was incurred.

The total incoming resources were £347,887 (2024 - £341,757) and the total resources expended were £410,808 (2024 - £576,158).

The Trustee believes that the Investment in assets is sufficient to support the needs of the charity.

**EVELAND LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**DIRECTORS' AND TRUSTEES' REPORT**  
**FOR THE YEAR ENDED 31ST MARCH 2025**

**Financial review**

**Investment policy**

The Trustee's investment policy is to protect the real value of the charity's funds and to provide an increasing income to support the charity's activities. The investments are held in a broad mix of freehold and leasehold properties, which provide rental income and investment in subsidiaries, which in turn also invest in rental properties.

**Freehold land and buildings**

The investment properties were revalued by the director on the basis of an open market value during the year ended 31st March 2025.

**Risk management policy**

The trustee has assessed the major risks to which the charity is exposed, in particular, those related to the operations and finances of the charity and is satisfied that systems are in place to mitigate exposure to major risks accordingly. The trustee always ensures that the charity holds a diverse property portfolio.

**Reserves policy**

The charity's policy is based upon the application within each period of a significant proportion of such unrestricted funds as are available whilst at the same time building up its income producing base. The intention is to strengthen the charity's ability to sustain a high level of charitable distribution for the foreseeable future.

**Going concern**

The financial statements have been prepared on a going concern basis as the trustee believes that no material uncertainties exist. The trustee has considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of resources for the charity to be able to continue as a going concern.

**Principal funding sources**

The main source of the charity's income are donations from subsidiary companies, property investments and return from other investment.

**Plans for future periods**

It is the intention of the charity to continue to advance religion to a wider Jewish community and to provide support for existing religious activities and the introduction of new subjects.

The trustees expect the subsidiaries to continue to generate profits at a satisfactory level such that the charity will be able to maintain a seasonable level of grants to charity institutions in furtherance of the charity's objects. The trustees also continue to seek ways to maximise the charity's income from its investments and activities to enable it to continue its charitable objectives.

**EVELAND LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**

**DIRECTORS' AND TRUSTEES' REPORT**

**FOR THE YEAR ENDED 31ST MARCH 2025**

**Trustee's responsibilities in relation to the financial statements**

The trustee (who is also the sole director of Eveland Limited for the purpose of company law) is responsible for preparing the Trustee's Report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 "The Financial Reporting standard applicable in the UK and Republic of Ireland".

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the 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, including income and expenditure, of the charity for that period. In preparing these financial statements, the trustee is required to:

Select suitable accounting policies and apply them consistently;

Observe the methods and principles in the Charities SORP;

Make judgements and estimates that are reasonable and prudent.

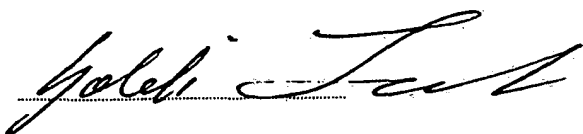
State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.

Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustee is responsible for keeping proper accounting records which 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 Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. The trustee is 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.

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

This report was approved by the director and trustee on 24<sup>th</sup> November 2025 and signed on his behalf.



Mrs. Goldi Jacobowitz  
Director

Date: 24.11.2025

**INDEPENDENT EXAMINER'S REPORT**  
**TO THE TRUSTEE**  
**OF EVELAND LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**

**Independent examiners report to the trustees of Evcland Limited**

We report on the accounts of Eveland Limited for the year ended 31<sup>st</sup> March 2025 which are set out on pages 6 to 14. The trustee considers that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England and Wales.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

Examine the accounts under section 145 of the 2011 Act;

Follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act; and;

State whether particular matters have come to my attention.

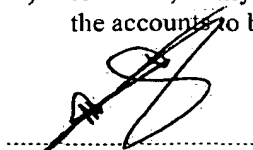
**Basis of independent examiner's report**

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as the trustee concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently, no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

- 1) which gives me reasonable cause to believe that, in any material respect, the requirements:  
to keep accounting records in accordance with section 386 of the Companies Act 2006; and  
to prepare accounts which accords with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities have not been met;  
or
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached



Leonard Finn & Co. Services Limited  
Chartered Accountants  
Suite 2A, 7<sup>th</sup> Floor  
5 Greenwich View Place  
London E14 9NN

**EVELAND LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**

**STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST MARCH 2025**

		Unrestricted Funds £	Total Funds 2025 £	Total Funds 2024 £
<b>Incoming resources</b>				
Incoming Resources from generated funds:				
Voluntary income	2	347,887	347,887	341,757
Investment income	3	150	150	147
		348,037	348,037	341,904
<b>Total incoming resources</b>	4	348,037	348,037	341,904
<b>Resources expended</b>				
Charitable activities	5	229,500	229,500	274,730
Costs of generating funds	6	176,210	176,210	296,269
Governance costs	7	5,097	5,097	5,160
<b>Total resources expended</b>		410,807	410,807	576,159
<b>(Deficit)/Net resources</b>		(62,770)	(62,770)	(234,255)
Unrealised gains on assets for charity use				
<b>Net movement in funds</b>		(62,770)	(62,770)	(234,255)
<b>Reconciliation of funds</b>		1,963,495	1,963,495	2,197,750
<b>Total funds brought forward</b>				
<b>Total funds carried forward</b>		1,900,725	1,900,725	1,963,495

**STATEMENT OF RECOGNISED GAINS AND LOSSES**

	£	2025 £	£	2024 £
Surplus/ (Deficit) for the year	(62,770)		(234,255)	
Revaluation during the year				
<b>Total Recognised Gains and Losses relating to the year</b>		(62,770)		(234,255)

All of the above results are derived from continuing activities. All gains and losses recognised in the year are included above.

Details of Incoming resources and resources used are given in the notes to the financial statements.



**COMPANY NUMBER: 01438829 (ENGLAND & WALES)**

**EVELAND LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**

**BALANCE SHEET**

**AT 31ST MARCH 2025**

	Note	£	2025 £	£	2024 £
<b>Tangible fixed assets</b>					
Investment Properties	9		996,863		996,863
Investments	10		200		197
			<u>997,063</u>		<u>997,060</u>
<b>Current assets</b>					
Cash at bank		1,020,798		1,083,768	
<b>Creditors</b>					
Amounts falling due within one year	11	(4,723)		(4,920)	
<b>Net current assets</b>			<u>1,016,075</u>		<u>1,078,848</u>
<b>Total assets less current liabilities</b>			<u>2,013,138</u>		<u>2,075,908</u>
<b>Net assets</b>			<u>2,013,138</u>		<u>2,075,908</u>
<b>Capital funds</b>					
Revaluation Reserve - Unrealised gain	12		112,413		112,413
Unrestricted funds			<u>1,900,725</u>		<u>1,963,495</u>
<b>Total funds</b>			<u>2,013,138</u>		<u>2,075,908</u>

The annexed notes form part of these financial statements.

**COMPANY NUMBER: 01438829 (ENGLAND & WALES)**

**EVELAND LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**

**BALANCE SHEET** (Continued)

**AT 31ST MARCH 2025**

For the year ending 31<sup>st</sup> March 2025, the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The director has not required the company to obtain an audit of its financial statements for the year ended 31<sup>st</sup> March 2025 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

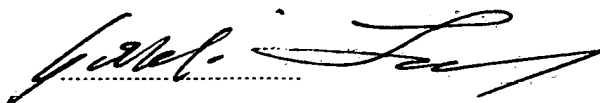
Ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and;

Preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

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

These accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies with the Financial Reporting Standard (FRS 102) for Smaller Entities (effective January 2015).

The financial statements on pages 6 to 14 were approved and authorised for issue by the trustee on 24<sup>th</sup> November 2025 and signed on his behalf by:



Goldi Jacobowitz - Director

**EVELAND LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31ST MARCH 2025**

**I. Accounting policies**

**Basis of Preparing the financial statements**

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets.

**Going Concern**

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern. The trustees do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

**Consolidation**

The company and its subsidiary companies comprise of a small group. As the company is subject to the small companies' regime, group accounts have not been prepared.

**Company Status**

The charity is a company limited by guarantee. The member of the company is the trustee named on page 1. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity.

**Fund accounting**

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

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

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

**EVELAND LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31ST MARCH 2025**

**Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured with reasonable accuracy. The donations received in the year were raised specifically for the purchase and maintenance of the associated properties.

*Rents receivable*

Rents are recognised in the statement of financial activities when the conditions of receipts have been complied with.

*Donations receivable*

Donations receivable are included in the accounts in the year in which they are receivable.

*Investment income*

Investment income is included in the accounts in the year in which they are receivable.

**Resources expended**

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with use of the resources.

*Donations payable*

Donations payable are accounted for when the charity is committed to pay them.

*Costs of generating funds*

These comprise of insurance, repairs and other costs associated with rental properties.

*Governance costs*

These relate to expenditure incurred in the management of the charity's assets, organisational administration, and compliance with constitutional and statutory requirements.

**Tangible fixed assets and depreciation**

Freehold land and buildings, held as investment properties are revalued annually and included in the balance sheet at their open market value. Surpluses and deficits arising on revaluation are dealt with in the Income statement, previously the statement of financial activities.

Depreciation is provided at the following annual rates in order to write off the value of each asset over its estimated useful life.

Investment Properties                      - Nil

No depreciation is provided on investment properties. Although this accounting policy is in accordance with the Financial Reporting Standards, it is a departure from the general requirement of the Companies Act 2006 for all tangible assets to be depreciated. In the opinion of the trustee compliance with the standard is necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of the many factors reflected in the annual valuation and the amount of this which might otherwise have been charged cannot be separately identified or quantified.

**EVELAND LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31ST MARCH 2025**

**Taxation**

Eveland Limited is a charity, is exempt from taxation of income and gains falling within Section 478 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent they are applied to its charitable objects. No tax charge arises in any of the subsidiary entities included in the charity's accounts due to their policy of gifting taxable profits to Eveland Limited each year.

**Deferred tax**

Deferred tax is provided in full in respect of the taxation deferred by timing differences between the treatment of certain items for taxation and accounting purposes. The deferred tax balance has not been discounted.

**Investments**

The company's investments in subsidiaries are stated at cost.

Investments held for investment purposes are stated at Market Value.

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

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

**EVELAND LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31ST MARCH 2025**

**2. Voluntary Income**

Voluntary Income is attributable to the principal activity of the company and is earned entirely within the United Kingdom.

**3. Investment Income & Gains**

	<b>2025</b>	<b>2024</b>
	£	£
Interest	150	147

**4. Incoming resources**

	<b>2025</b>	<b>2024</b>
	£	£
<b>Voluntary Income</b>		
Rent Receivable	195,346	241,757
Donations Received	152,541	-
Gain on sale of property	-	100,000
	<hr/> 347,887	<hr/> 341,757
<b>Investment Income</b>		
Interest	150	147
	<hr/> 348,037	<hr/> 341,904

**5. Charitable activities**

	<b>2025</b>	<b>2024</b>
	£	£
Charitable donations paid	229,500	274,730

**EVELAND LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31ST MARCH 2025**

**6. Costs of generating funds**

	2025	2024
<u>Expenses incurred on Investment Properties</u>	£	£
Letting Fee	20,987	16,281
Insurance	8,694	7,941
Repairs	135,069	146,063
Legal & Professional	11,223	124,028
Rates	237	1,956
	<u>176,210</u>	<u>296,269</u>

**7. Governance costs**

	2025	2024
	£	£
Audit & Accountancy fees	4,920	4,920
Bank Charges	177	240
	<u>5,097</u>	<u>5,160</u>

**8. Trustee's remuneration**

The trustee neither received nor waived any emoluments during the year (2024 - £Nil).

**9. Tangible fixed assets**

	<b>Investment</b>
	<b>Properties</b>
	<b>£</b>
Cost or valuation:	
At 1st April 2024	996,863
Addition	-
Disposal	-
At 31st March 2025	<u>996,863</u>
Depreciation:	
At 1st April 2024	-
Charge for the year	-
At 31st March 2025	<u>-</u>
Net book value:	
At 31st March 2025	<u>996,863</u>
At 31st March 2024	996,863

**EVELAND LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31ST MARCH 2025**

Cost or valuation at 31 March 2025 is represented by;

	<b>Investment Properties £</b>
Valuation in 2025	996,863
	<hr/>
	996,863
	<hr/>

Investment properties are valued on an open market basis as at 31<sup>st</sup> March 2025 by the director and Trustee.

**10. Investments**

	<b>2025 £</b>	<b>2024 £</b>
Holding in Lencity Limited - 100% holding	100	99
Holding in Arogol Limited - 100% holding	100	98
	<hr/>	<hr/>
	200	197
	<hr/>	<hr/>

The charity owns the entire issued share capital of Lencity Limited and Arogol Limited; both being property dealing and investment companies. The taxable profits of the subsidiaries are donated to the charity.

**11. Creditors**

Amounts falling due within one year: -

	<b>2025 £</b>	<b>2024 £</b>
Accruals	4,723	4,920
	<hr/>	<hr/>
	4,723	4,920
	<hr/>	<hr/>

**12. Revaluation reserve**

	<b>2025 £</b>
Balance at 1 April 2024	112,413
Balance at 31 March 2025	<hr/>
	112,413
	<hr/>

The historical cost of freehold land and buildings included a valuation of £996,863 before 2024 it was £996,863.