

# TAGMARSH CHARITY LIMITED

England & Wales · Charity number 281297

## Details

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Other names	TAGMARSH LIMITED
Status	Registered
Legal form	Charitable company
Company number	<a href="#">01498368</a>
Registered	1980-12-15
Register	<a href="#">View on the Charity Commission register</a>

## Contact

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**Address** New Burlington House  
1075 Finchley Road  
London  
NW11 0PU

**Phone** 02087310777

## Activities

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**Objects:** 1. THE ADVANCEMENT OF RELIGION IN ACCORDANCE WITH THE ORTHODOX JEWISH FAITH. 2. THE RELIEF OF POVERTY. 3. FOR SUCH OTHER PURPOSES AS ARE RECOGNISED BY ENGLISH LAW AS CHARITABLE.

**Activities:** During the year the charity continued its philanthropic activities in support of religious education and other charitable institutions.

## Classification

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- **How:** Makes Grants To Organisations
- **What:** General Charitable Purposes, Education/training, The Advancement Of Health Or Saving Of Lives, Disability, The Prevention Or Relief Of Poverty, Overseas Aid/famine Relief, Accommodation/housing, Religious Activities
- **Who:** People Of A Particular Ethnic Or Racial Origin

## Geography

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- Israel
- Throughout London

## Finances

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Period end	Income	Expenditure	Assets	Employees
2025-06-30	£698,378	£1,840,599	£21,850,556	0
2024-06-30	£1,524,188	£2,176,116	£22,468,564	0
2023-06-30	£2,933,150	£4,714,315	£22,909,261	7
2022-06-30	£3,529,227	£5,033,892	£24,191,778	9
2021-06-30	£4,789,530	£4,833,663	£26,122,961	6

## Trustees

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Name	Role	Appointed
ASHER WARMBERG		2017-10-02
MR B BARD		1993-03-30
SYDNEY SAMUEL SINITSKY		1993-03-30
Shalom Ervin Berkovits		2007-09-20

**TAGMARSH CHARITY LIMITED**

England & Wales - Charity number 281297

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# Accounts

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**COMPANY REGISTRATION NUMBER: 01498368**  
**CHARITY REGISTRATION NUMBER: 281297**

**TAGMARSH CHARITY LIMITED**  
**COMPANY LIMITED BY GUARANTEE**  
**CONSOLIDATED FINANCIAL STATEMENTS**  
**30 JUNE 2025**

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

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
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**Year ended 30 June 2025**

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# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

Year ended 30 June 2025

The trustees, who are also the directors for the purposes of company law, have pleasure in presenting their report, including a strategic report, together with consolidated financial statements of the charity and its subsidiaries for the year ended 30 June 2025, which are also prepared to meet the requirements for a directors' report for Companies Act purposes.

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

#### Reference and administrative details

<b>Registered charity name</b>	Tagmarsh Charity Limited (the "charity")
<b>Charity registration number</b>	281297
<b>Company registration number</b>	01498368
<b>Principal office and registered office</b>	New Burlington House 1075 Finchley Road London NW11 0PU
<b>The trustees</b>	B Bard S Sinitsky S E Berkovits A Warmberg
<b>Company secretary</b>	S E Berkovits
<b>Auditor</b>	Cohen Arnold Chartered accountant & statutory auditor New Burlington House 1075 Finchley Road London NW11 0PU
<b>Bankers</b>	Unity Bank Trust Plc PO Box 7193 Planetary Road Willenhall WV1 9DG
<b>Solicitors</b>	Kuit Steinart Levy 3 St Mary's Parsonage Manchester M3 2RD

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2025

##### **Structure, governance and management**

###### **Governing documents**

The charity is constituted as a company limited by guarantee and as such, its governing documents are its Memorandum and Articles of Association.

Its registered charity number is 281297 and its company registration number is 01498368.

###### **Appointment, training, and recruitment of trustees**

The trustees (as directors for company law purposes) may at any time co-opt any individual who is qualified to be appointed as a trustee to fill a vacancy in their number or as an additional trustee. New trustees are subject to trustee induction training which includes an understanding of the content of the Memorandum and Articles of Association, their legal obligations under Charity Act and Company Law, the organisational structure of Tagmarsh Charity Limited and the recent financial performance of the charity. Trustees are encouraged to attend appropriate external training events which enhance their knowledge and skill thereby improving the performance of their role.

###### **Group structure and relationships**

The charity has the following wholly owned non-charitable subsidiaries:

- Gradelight Limited – currently an inactive company within property trading sector (company number 12249845)
- Grademoon Limited - a property trading company (company number 01066146)
- Gradestar Limited – currently an inactive company within property trading sector (company number 12249889)
- Windus Holdings 1 Ltd – currently an inactive company within the property sector (company number 15737080)
- Windus Holdings 2 Ltd – currently an inactive company within the property sector (company number 15737248)

Certain of the trustees of the charity are directors of these subsidiaries.

###### **Management of the group**

The trustees are responsible for the day-to-day management and strategic oversight of the charity. To support this responsibility, the trustees regularly seek professional advice from the charity's accountants and other external advisors to ensure compliance with all relevant legal and regulatory obligations.

###### **Related parties and co-operations with other organisations**

None of our trustees receive remuneration or other benefit from their work with the charity. Any connection between a trustee of the charity with a supplier company must be disclosed to the full board of trustees in the same way as any other contractual relationship with a related party. None of the trustees have any beneficial interest in the charity. All related party transactions have been disclosed in the consolidated financial statements.

###### **Objectives and activities**

The charity is established to advance religion in accordance with the Orthodox Jewish Faith and for such purposes as are recognised by English Law as charitable and in furtherance of the aforementioned objects.

The charity's principal activity throughout the year was the provision and distribution of donations and grants to other charitable institutions and organisations. The charity aims to maximise its grants and donations on an annual basis.

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 and setting the grant making policy for the year.

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2025

##### **Grant making policy**

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

##### **Strategic report**

The following sections describing the achievements and performance and separately, the financial review form the strategic report of the charity.

##### **Achievements and performance**

During the year, the charity continued its philanthropic activities in support of poverty, religion, education and other charitable institutions and the aggregate donations were paid in the sum of £1,370,370 (2024: £1,123,542).

Despite a decrease in income during the period, sufficient reserves were available to support an increased level of donations compared with the previous period.

The benefits that these charities provide include:

- Provision of basic necessities and financial support to the poor;
- Relief of suffering in regard to illness and disabilities;
- Jewish education and places of worship for the Jewish community.

The charity measures its success by the amount of grants and donations distributed to charitable institutions in accordance with its objectives.

The charity and its subsidiary undertaking generated gross income of £459,865 (2024: £1,038,527) from direct property investment and trading activities within the UK. The charity and its subsidiary undertaking generated net (expenditure)/income of £(15,227) (2024: £211,646) from indirect property investments through joint ventures in the UK. While the investment portfolio did not perform as strongly as in previous periods, the trustees are satisfied that the portfolio remains appropriately positioned to support the charity's objectives over the long-term.

##### **Financial review**

The charity continued its activities in support of charitable organisations and during the year the charity donated over £1.3 million.

The charity's wholly owned trading subsidiary, Grademoon Limited focused its activities on new property development projects that are anticipated to deliver strong profits in the future. Gradestar Limited, Gradelight Limited, Windus Holdings 1 Ltd and Windus Holdings 2 Ltd did not trade during the period.

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2025

##### Risk management

The trustees have a risk management strategy which comprises:

- an annual review of the principal risks and uncertainties that the charity face;
- the establishment of policies, systems and procedures to mitigate those risks identified in the annual review;
- the implementation of procedures designed to minimise or manage any potential impact on the charity should those risks materialise.

This work has identified that financial sustainability is the major financial risk for the group. A key element in the management of financial risk is a regular review of available liquid funds to satisfy grant requests and settle debt as they fall due to ensure sufficient working capital by the charity and its subsidiary companies.

The key operations risks to the group include liabilities arising from property trading and investment activities, default of tenants and damage to investments, and the impact of rising interest rates on financing and investment returns. The group seek to manage or mitigate such risks wherever possible through measures including insurance, tenant screening and monitoring, rigorous reviews of acquisition and investment opportunities, external expert advice and regular monitoring of the economic outlook. The trustees are satisfied that these systems and procedures mitigate any perceived risks.

##### Reserves policy

At the year-end £21,850,556 (2024: £22,468,564) was held as unrestricted funds in the group. Included within this are fixed assets of £22,026,368 (2024: £21,287,363).

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

##### Plans for future periods

The trustees, whilst being of the opinion that sufficient funds are required to be retained within the group in order to maintain and finance its investment portfolio, and thereby its financial return, however, the trustees are actively considering a policy of substantially increasing the rate and quantum of donations made by the charity in those charitable areas which would justify such an approach.

##### Investment Powers, Policy and Objectives

Under the Memorandum and Articles of Association, the charity has the power to make any investment, which the trustees see fit. The trustees regularly review the charity's position and needs in respect of the investment policy. The trustees believe their experience within the UK investment property market will maximise the charity's income from its investments.

##### Key Performance Indicators

The trustees monitor the group's performance against the strategic objectives on a regular basis. Performance is assessed against the strategy and expectations using financial and non-financial indicators. The key financial performance indicators used by the group are as follows:

	2025	2024
	£	£
Grants and donations received	88,100	110,000
Grants and donations paid	1,370,370	1,123,542

During the year, the charity donated funds to 64 (2024: 63) different charitable institutions.

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

Year ended 30 June 2025

#### Trustees' responsibilities statement

The charity trustees (who are also directors of Tagmarsh Charity Limited for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charitable company and the group and the incoming resources and application of resources, including the income and expenditure, of the charitable group 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;
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

#### Statement as to disclosure to our auditors

Each of the persons who is a trustee at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the charity's auditor is unaware; and
- they have taken all steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

#### Auditor

Cohen Arnold is deemed to have been re-appointed under section 487 of the Companies Act 2006.

The trustees' annual report and the strategic report were approved 24 April 2026 and signed on behalf of the board of trustees by:

S E Berkovits  
Trustee

# **Tagmarsh Charity Limited**

## **Company Limited by Guarantee**

### **Independent Auditor's Report to the Members of Tagmarsh Charity Limited**

**Year ended 30 June 2025**

#### **OPINION**

We have audited the financial statements of Tagmarsh Charity Limited (the 'parent charity') and its subsidiaries (the 'group') for the year ended 30 June 2025 which comprise the consolidated statement of financial activities (including consolidated income and expenditure account), consolidated balance sheet, the company balance sheet, consolidated 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 group's and of the parent charity's affairs as at 30 June 2025 and of the group's 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 Companies Act 2006 and 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 group 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 group's or 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.

# **Tagmarsh Charity Limited**

## **Company Limited by Guarantee**

### **Independent Auditor's Report to the Members of Tagmarsh Charity Limited**

*(continued)*

**Year ended 30 June 2025**

#### **OTHER INFORMATION**

The other information comprises the information included in the trustees' 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.

#### **OPINIONS ON OTHER MATTERS PRESCRIBED BY THE COMPANIES ACT 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' annual report including the strategic report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' annual report including the strategic report has been prepared in accordance with applicable legal requirements.

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

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

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the parent charity, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent charity financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

# **Tagmarsh Charity Limited**

## **Company Limited by Guarantee**

### **Independent Auditor's Report to the Members of Tagmarsh Charity Limited** *(continued)*

**Year ended 30 June 2025**

#### **RESPONSIBILITIES OF TRUSTEES**

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors for the purposes of company law) 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 group's and the parent 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 group or the parent charity or to cease operations, or have no realistic alternative but to do so.

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

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

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

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the group through discussion with the trustees and directors and identified financial reporting legislation and charity legislation as being most significant to these financial statements.
- We communicated these identified frameworks amongst our audit team and remained alert to any indications of non-compliance throughout the audit. We ensured that the engagement team had sufficient competence and capability to identify or recognise non-compliance with the laws and regulations.
- We discussed with the trustees and directors the policies and procedures regarding compliance with these legal and regulatory frameworks.
- We assessed the susceptibility of the group's financial statements to material misstatement due to non-compliance with legal and regulatory frameworks, including how fraud might occur, by enquiry with the trustees during the planning and finalisation stages 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.

# **Tagmarsh Charity Limited**

## **Company Limited by Guarantee**

### **Independent Auditor's Report to the Members of Tagmarsh Charity Limited** *(continued)*

#### **Year ended 30 June 2025**

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 group's 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 group's or the parent 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 group or the parent 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.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

# **Tagmarsh Charity Limited**

## **Company Limited by Guarantee**

### **Independent Auditor's Report to the Members of Tagmarsh Charity Limited** *(continued)*

#### **Year ended 30 June 2025**

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.

Cohen Arnold is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

#### **USE OF OUR REPORT**

This report is made solely to the charity's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. 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.

Joshua Neumann FCA (Senior Statutory Auditor)

For and on behalf of  
Cohen Arnold  
Chartered accountant & statutory auditor

New Burlington House  
1075 Finchley Road  
LONDON  
NW11 0PU

Our audit was completed on 24 April 2026 and our opinion was expressed at that date.

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

Year ended 30 June 2025

	Note	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
<b>Income and endowments</b>				
Donations and legacies	5	88,100	88,100	110,000
Investment income	6	555,470	555,470	694,188
Other trading activities	7	54,808	54,808	720,000
<b>Total income</b>		<u>698,378</u>	<u>698,378</u>	<u>1,524,188</u>
<b>Expenditure</b>				
Expenditure on raising funds:				
Investment management costs	9	(282,651)	(282,651)	(222,553)
Expenditure on charitable activities	10,11	(1,507,551)	(1,507,551)	(1,286,156)
Other trading costs	15	(50,397)	(50,397)	(667,407)
<b>Total expenditure</b>		<u>(1,840,599)</u>	<u>(1,840,599)</u>	<u>(2,176,116)</u>
Net gains on investments	18	524,213	524,213	211,231
<b>Net expenditure before tax</b>		<u>(618,008)</u>	<u>(618,008)</u>	<u>(440,697)</u>
Taxation	19	–	–	–
<b>Net expenditure for the year and net movement in funds</b>		<u>(618,008)</u>	<u>(618,008)</u>	<u>(440,697)</u>
<b>Reconciliation of funds</b>				
Total funds brought forward		22,468,564	22,468,564	22,909,261
<b>Total funds carried forward</b>		<u>21,850,556</u>	<u>21,850,556</u>	<u>22,468,564</u>

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

The notes on pages 15 to 28 form part of these financial statements.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Consolidated Balance Sheet**

**30 June 2025**

		2025		2024	
	Note	£	£	£	£
<b>Fixed assets</b>					
Tangible assets	22		–		–
Investments	23		<u>22,026,368</u>		<u>21,287,363</u>
			<b>22,026,368</b>		<b>21,287,363</b>
<b>Current assets</b>					
Stocks	24	336,534		323,215	
Debtors	25	3,412,841		3,277,160	
Cash at bank and in hand		<u>2,582</u>		<u>4,166</u>	
		<b>3,751,957</b>		<b>3,604,541</b>	
<b>Creditors: amounts falling due within one year</b>	26	<u>(1,288,372)</u>		<u>(484,946)</u>	
<b>Net current assets</b>			<b>2,463,585</b>		<b>3,119,595</b>
<b>Total assets less current liabilities</b>			<b>24,489,953</b>		<b>24,406,958</b>
<b>Creditors: amount falling due after more than one year</b>	27		<u>(2,639,397)</u>		<u>(1,938,394)</u>
<b>Net assets</b>			<b>21,850,556</b>		<b>22,468,564</b>
<b>Funds of the charity</b>					
Unrestricted funds			<u>21,850,556</u>		<u>22,468,564</u>
<b>Total charity funds</b>	29		<b>21,850,556</b>		<b>22,468,564</b>

These financial statements were approved by the board of trustees and authorised for issue on 24 April 2026, and are signed on behalf of the board by:

Mr A Warmberg  
Trustee

Mr S E Berkovits  
Trustee

The notes on pages 15 to 28 form part of these financial statements.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Company Balance Sheet**  
**30 June 2025**

	Note	2025		2024	
		£	£	£	£
<b>Fixed assets</b>					
Investments	23		23,784,846		23,094,399
<b>Current assets</b>					
Debtors	25	1,700,951		1,781,123	
Cash at bank and in hand		2,498		1,911	
		<u>1,703,449</u>		<u>1,783,034</u>	
<b>Creditors: amounts falling due within one year</b>	26	<u>(1,123,862)</u>		<u>(595,995)</u>	
<b>Net current assets</b>			<u>579,587</u>		<u>1,187,039</u>
<b>Total assets less current liabilities</b>			24,364,433		24,281,438
<b>Creditors: amount falling due after more than one year</b>	27		<u>(2,513,877)</u>		<u>(1,812,874)</u>
<b>Net assets</b>			<u>21,850,556</u>		<u>22,468,564</u>
<b>Funds of the charity</b>					
Unrestricted funds			<u>21,850,556</u>		<u>22,468,564</u>
<b>Total charity funds</b>	29		<u>21,850,556</u>		<u>22,468,564</u>

These financial statements were approved by the board of trustees and authorised for issue on 24 April 2026, and are signed on behalf of the board by:

Mr A Warmberg  
Trustee

Mr S E Berkovits  
Trustee

Company registration number: 01498368

The notes on pages 15 to 28 form part of these financial statements.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Consolidated Statement of Cash Flows**  
**Year ended 30 June 2025**

	Unrestricted Funds 2025 £	Unrestricted Funds 2024 £
<b>Cash flows from operating activities</b>		
Net expenditure for the year	(618,008)	(440,697)
<i>Adjustments for:</i>		
Depreciation charges	–	2,961
Net (gains) on investments	(507,477)	(211,231)
Dividends, interest and rents from investments	(571,949)	(694,141)
Interest payable and similar charges	232	392
Accrued expenses	(15,300)	4,140
<i>Changes in:</i>		
Stocks	(13,319)	636,890
Trade and other debtors	(161,539)	447,379
Trade and other creditors	863,781	11,838
Cash generated from operations	(1,023,579)	(242,469)
Interest paid	(232)	(439)
Interest received	191,226	10,470
Tax paid	(3,040)	(36)
Net cash used in operating activities	<u>(835,625)</u>	<u>(232,474)</u>
<b>Cash flows from investing activities</b>		
Dividends, interest and rents from investments	405,057	318,527
Proceeds of sale of investments	352,343	331,267
Purchase of investments	(582,362)	(1,664,063)
Net cash used in investing activities	<u>175,038</u>	<u>(1,014,269)</u>
<b>Cash flows from financing activities</b>		
Repayments of borrowings	659,003	(40,413)
Net cash used in financing activities	<u>659,003</u>	<u>(40,413)</u>
<b>Net (decrease)/increase in cash and cash equivalents</b>	<b>(1,584)</b>	<b>(1,287,156)</b>
<b>Cash and cash equivalents at beginning of year</b>	<b>4,166</b>	<b>1,291,322</b>
<b>Cash and cash equivalents at end of year</b>	<b><u>2,582</u></b>	<b><u>4,166</u></b>
<b>Analysis of cash and cash equivalents</b>		
Cash in hand	2,582	4,166
Overdraft facility	–	–
<b>Total cash and cash equivalents</b>	<b><u>2,582</u></b>	<b><u>4,166</u></b>

The notes on pages 15 to 28 form part of these financial statements.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements**  
**Year ended 30 June 2025**

**1. General information**

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is New Burlington House, 1075 Finchley Road, London, NW11 0PU.

**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)), the Charities Act 2011 and the Companies Act 2006.

**3. Accounting policies**

**Basis of preparation**

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

Tagmarsh Charity Limited meets the definition of a public benefit entity under FRS 102. The financial statements are prepared in sterling, rounded to the nearest whole pound which is the functional currency of the entity.

**Group financial statements**

The financial statements consolidate the audited results of the charity and its wholly owned subsidiaries, Grademoon Limited, Gradestar Limited, Gradelight Limited, Windus Holdings 1 Ltd and Windus Holdings 2 Ltd on a line-by-line basis. The financial statements of the subsidiary are made up to the same date as the holding charity, 30 June 2025. A separate Statement of Financial Activities and Income and Expenditure Account for the charity has not been presented because the charity has taken advantage of the exemption afforded by section 408 of the Companies Act 2006.

The charity has adopted the following disclosure exemption permitted by FRS 102 1.12 (b): The requirement to present a statement of cash flows.

**Going concern**

The financial statements have been prepared in accordance with the accounting principles appropriate to a going concern, as the trustees have a reasonable expectation that the group has adequate resources to continue to meet its liabilities as and when they fall due for the foreseeable future, based on the net current asset position of the group and available sources of finance.

**Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Accounting estimates and assumptions are made concerning the future and, by their nature, will rarely equal the related actual outcome. The key assumptions and other sources of estimation uncertainty that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are listed in note 33.



**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 30 June 2025**

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

**Investment in subsidiary undertaking**

Shareholdings acquired are initially recorded at cost and subsequently included at trustees' best estimate of fair value based on the net asset value. The net assets of the subsidiary undertaking reflect fair values of its underlying properties held for investment; any surplus or deficit on revaluation is recognised in the statement of financial activities.

**Investment property**

Investment properties are initially recognised at cost, being the fair value of consideration given, including transaction costs associated with the investment property.

After initial recognition, investment properties whose fair value can be measured reliably are held at fair value. Any gains or losses arising from changes in the fair value are recognised in the statement of financial activities in the year that they arise.

No depreciation is provided in respect of investment properties applying the fair value model.

**Investment in unincorporated joint venture syndicates**

The charity has investment in a number of unincorporated property joint venture syndicates. The investments are shown at cost. Income arising from such investments are shown in the statement of financial activities. All joint venture syndicates have made up their accounts to 31 March 2025 and the results are included on this basis.

**Acquisitions and disposals of properties**

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

**Stocks**

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of construction and other costs incurred in the course of the development of the stocks.

**Cash at bank and in hand**

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar accounts.

**Financial instruments**

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

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

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

**4. Legal status of the charity**

The charity is limited by guarantee and does not have a share capital. The liability of each member in the event of winding up is limited to £1. The articles of association of the charity preclude the distribution of assets to the members of the charity and accordingly a reconciliation of shareholders' funds is inappropriate.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2025**

**5. Donations and legacies**

	<b>Total Funds</b>	<b>Total Funds</b>
	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Donations received	<b><u>88,100</u></b>	<b><u>110,000</u></b>

No restrictions were attached to any donations received.

**6. Investment income**

	<b>Total Funds</b>	<b>Total Funds</b>
	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Income from UK investment properties	<b>405,057</b>	318,527
Net (expenditure)/income from joint ventures	<b>(15,227)</b>	211,646
Other interest receivable	<b>165,640</b>	164,015
	<b><u>555,470</u></b>	<b><u>694,188</u></b>

**7. Other trading activities**

	<b>Total Funds</b>	<b>Total Funds</b>
	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Subsidiary's property trading income	<b><u>54,808</u></b>	<b><u>720,000</u></b>

**8. Other income**

	<b>Total Funds</b>	<b>Total Funds</b>
	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Other income	<b><u>–</u></b>	<b><u>–</u></b>

**9. Investment management costs**

	<b>Total Funds</b>	<b>Total Funds</b>
	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Investment property expenses	<b>80,724</b>	68,281
Interest payable and finance charges	<b>201,927</b>	154,272
	<b><u>282,651</u></b>	<b><u>222,553</u></b>

**10. Expenditure on charitable activities by fund type**

	<b>Total Funds</b>	<b>Total Funds</b>
	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Grants and donations	<b>1,370,370</b>	1,123,542
Support costs	<b>137,181</b>	162,614
	<b><u>1,507,551</u></b>	<b><u>1,286,156</u></b>

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2025**

**11. Expenditure on charitable activities by activity type**

	Activities undertaken directly £	Support costs £	<b>Total funds 2025 £</b>	Total funds 2024 £
Grants and donations	1,370,370	113,249	<b>1,483,619</b>	1,256,485
Governance costs	–	23,932	<b>23,932</b>	29,671
	<u>1,370,370</u>	<u>137,181</u>	<u><b>1,507,551</b></u>	<u>1,286,156</u>

**12. Analysis of grants to institutions**

	2025 £
Advancement of Health and Saving of Lives	<b>104,621</b>
Advancement of Education	<b>281,141</b>
Relief of Poverty	<b>71,788</b>
Advancement of the Jewish Religion	<b>339,963</b>
Grants to other Grant Making Charity	<b>572,857</b>
Total grants	<u><b>1,370,370</b></u>

**13. Analysis of institutional grants**

	2025 £
CMZ Ltd	<b>391,000</b>
Friends of Wiznitz Limited	<b>200,000</b>
Grants to other institutions less than £50,000	<b>584,870</b>
Tchabe Kolllel Limited	<b>94,500</b>
The Wineburg Foundation	<b>100,000</b>
Total grants	<u><b>1,370,370</b></u>

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2025**

**14. Analysis of support costs**

	<b>Total Funds</b>	Total Funds
	<b>2025</b>	2024
	£	£
General office	113,249	132,943
Governance costs	23,443	29,232
Finance costs	489	439
	<u>137,181</u>	<u>162,614</u>

**15. Other trading costs**

	<b>Total Funds</b>	Total Funds
	<b>2025</b>	2024
	£	£
Subsidiary's property trading activities	<u>50,397</u>	<u>667,407</u>

**16. Staff costs and emoluments**

The aggregate payroll costs for the group were:

	<b>2025</b>	2024
	£	£
Wages and salaries	<u>115,442</u>	<u>81,271</u>

The average number of persons employed by the group during the year amounted to 10 (2024: 5).

The Trustees are considered the key management personnel.

**17. Trustee remuneration and expenses**

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

**18. Net gains/(losses) on investments**

	<b>Total Funds</b>	Total Funds
	<b>2025</b>	2024
	£	£
Unrealised gains on investments	524,213	99,607
Gains on investment assets	–	111,624
	<u>524,213</u>	<u>211,231</u>

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2025**

**19. Taxation**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
<b>Current tax</b>		
Current year	—	—
	<u>—</u>	<u>—</u>
<b>Taxation</b>	<u>—</u>	<u>—</u>

All tax is recognised in the consolidated income and expenditure account.

**Reconciliation of tax expense**

The tax assessed on the net income for the year is higher than the standard rate of corporation tax in the UK of 25% (2024: 25%).

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Net expenditure before tax	<b>(618,008)</b>	<b>(440,697)</b>
Net expenditure by rate of tax	<b>(154,502)</b>	(110,174)
Non-taxable income and expenses	<b>142,362</b>	107,497
Timing difference on depreciation and capital allowances	—	563
Utilisation of losses	<b>12,140</b>	2,114
Impact on change in tax rate	—	—
	<u>—</u>	<u>—</u>
<b>Taxation</b>	<u>—</u>	<u>—</u>

**20. Net movement in funds**

This is stated after charging:

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Fees payable for the audit of the financial statements	<b>24,000</b>	28,800
	<u>24,000</u>	<u>28,800</u>

**21. The results attributable to the parent charity**

During the year, the gross income attributable to the parent charity was £583,033 (2024: £734,546) and the net movement in funds was £-618,008 (2024: £-440,697).

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2025**

**22. Tangible assets**

**Group**

	Motor vehicles £	Total £
<b>Cost</b>		
At 1 July 2024	11,850	<b>11,850</b>
<b>At 30 June 2025</b>	<u>11,850</u>	<u><b>11,850</b></u>
<b>Depreciation</b>		
At 1 July 2024	11,850	<b>11,850</b>
Charge for the year	–	–
<b>At 30 June 2025</b>	<u>11,850</u>	<u><b>11,850</b></u>
<b>Carrying amount</b>		
<b>At 30 June 2025</b>	<u>–</u>	<u>–</u>
At 30 June 2024	<u>–</u>	<u>–</u>

**23. Investments**

**Group - UK investment property - Freehold property**

	2025 £	2024 £
Market value at 1 July	<b>10,420,000</b>	9,816,330
Additions	<b>415,787</b>	504,063
Disposals	–	–
Revaluation	<b>524,213</b>	99,607
Market value at 30 June	<u><b>11,360,000</b></u>	<u>10,420,000</u>
Historical cost at 30 June	<u><b>8,310,102</b></u>	<u>7,877,775</u>

**Group – Other UK investments - Joint venture syndicates**

	2025 £	2024 £
Cost at 1 July	<b>10,867,363</b>	9,715,360
Capital introduced	<b>166,575</b>	1,160,000
(Deficit)/Surplus for the year	<b>(15,227)</b>	211,646
Withdrawals	<b>(352,343)</b>	(331,267)
Gains on disposals	–	111,624
Cost at 30 June	<u><b>10,666,368</b></u>	<u>10,867,363</u>

**Group- Analysis of investments at 30 June between funds**

	2025 £	2024 £
UK investment property	<b>11,360,000</b>	10,420,000
Other UK investments	<b>10,666,368</b>	10,867,363
	<u><b>22,026,368</b></u>	<u>21,287,363</u>

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2025**

**23. Investments (continued)**

**Company - UK investment property - Freehold property**

	2025	2024
	£	£
Market value at 1 July	10,420,000	9,816,330
Additions	415,787	504,063
Disposals	–	–
Revaluation	524,213	99,607
Market value at 30 June	<u>11,360,000</u>	<u>10,420,000</u>
Historical cost at 30 June	<u>8,317,587</u>	<u>7,885,260</u>

**Company - Other UK investments - Joint venture syndicates**

	2025	2024
	£	£
Cost at 1 July	10,867,363	9,715,360
Capital introduced	166,575	1,160,000
(Deficit)/surplus for the year	(15,227)	211,646
Withdrawals	(352,343)	(331,267)
Gains/(losses) on disposals	–	111,624
Cost at 30 June	<u>10,666,368</u>	<u>10,867,363</u>

**Company – UK Group Undertakings**

	2025	2024
	£	£
Valuation at 1 July	1,807,036	1,817,744
Additions	2	–
Fair value movement	(48,560)	(10,708)
Cost at 30 June	<u>1,758,478</u>	<u>1,807,036</u>

**Company - Analysis of investments at 30 June between funds**

	2025	2024
	£	£
UK Investment property	11,360,000	10,420,000
Other UK investments	10,666,368	10,867,363
UK Group Undertaking	1,758,478	1,807,036
	<u>23,784,846</u>	<u>23,094,399</u>

No depreciation has been provided in respect of investment properties, applying the fair value model. The group carries its investment properties at fair value, with changes in fair value being recognised in statement of financial activities. The trustees revalued the group's investment properties as at 30 June 2025 using techniques detailed below together with their knowledge of the UK property market. Investment properties fair value are based on valuations by the trustees assessed from their experience in the property market and having regard to many factors including the individual nature of each property, its location and expected future net rental values, market yields and comparable market transactions.

The UK Group Undertaking represents 100% of the issued share capital of Grademoon Limited, Gradestar Limited, Gradelight Limited, Windus Holdings 1 Ltd and Windus Holdings 2 Ltd. Grademoon Limited, Gradestar Limited, Gradelight Limited, Windus Holdings 1 Ltd and Windus Holdings 2 Ltd are incorporated and operating in England. The registered office of the subsidiaries is New Burlington House, 1075 Finchley Road, London NW11 0PU. The investment is stated at trustees best estimate of market value.

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2025

#### 23. Investments *(continued)*

A summary of the income, expenditure and net profit or loss for the reporting period of each subsidiary is as follows:

Company Name	Gross Income £	Expenditure £	Donations paid to Parent Charity £	Net Profit or (loss) £
<b>Year Ended 30 June 2025</b>				
Grademoon Limited	207,933	(239,755)	–	(31,822)
Gradestar Limited	–	–	–	–
Gradelight Limited	–	–	–	–
Windus Holdings 1 Ltd	–	–	–	–
Windus Holdings 2 Ltd	–	–	–	–
<b>Year Ended 30 June 2024</b>				
Grademoon Limited	873,545	(884,720)	–	(11,175)
Gradestar Limited	–	120	–	120
Gradelight Limited	47	300	–	347
Windus Holdings 1 Ltd	–	–	–	–
Windus Holdings 2 Ltd	–	–	–	–

The assets, liabilities and funds of each subsidiary undertakings at the end of the reporting period were as follows:

Company Name	Assets £	Liabilities £	Capital & Reserves £
<b>As at 30 June 2025</b>			
Grademoon Limited	3,459,305	(1,701,029)	1,758,276
Gradestar Limited	–	–	100
Gradelight Limited	–	–	100
Windus Holdings 1 Ltd	1	–	1
Windus Holdings 2 Ltd	1	–	1
UK Group Undertaking			<b>1,758,478</b>
<b>As at 30 June 2024</b>			
Grademoon Limited	3,617,694	(1,827,596)	1,790,098
Gradestar Limited	13,694	–	13,694
Gradelight Limited	3,244	–	3,244
Windus Holdings 1 Ltd	–	–	–
Windus Holdings 2 Ltd	–	–	–
UK Group Undertaking			<b>1,807,036</b>

#### 24. Stocks

	Group 2025 £	Company 2025 £	Group 2024 £	Company 2024 £
UK trading properties	<u>336,534</u>	<u>–</u>	<u>323,215</u>	<u>–</u>

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2025**

**25. Debtors**

	<b>Group</b>	<b>Company</b>	<b>Group</b>	<b>Company</b>
	<b>2025</b>	<b>2025</b>	<b>2024</b>	<b>2024</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Trade debtors	38,788	38,788	31,875	31,875
Amounts owed by group undertakings	–	1,394,350	–	1,583,950
Other debtors	3,374,053	267,813	3,245,285	165,298
	<u>3,412,841</u>	<u>1,700,951</u>	<u>3,277,160</u>	<u>1,781,123</u>

**26. Creditor: amounts falling due within one year**

	<b>Group</b>	<b>Company</b>	<b>Group</b>	<b>Company</b>
	<b>2025</b>	<b>2025</b>	<b>2024</b>	<b>2024</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Bank loans and overdrafts	–	–	42,000	42,000
Amounts owed to group undertakings	–	16,449	–	212,237
Corporation tax	73	–	3,128	–
Social security and other taxes	1,664	–	645	–
Other creditors	1,286,635	1,107,413	439,173	341,758
	<u>1,288,372</u>	<u>1,123,862</u>	<u>484,946</u>	<u>595,995</u>

The bank loans are secured over two investments of the charity (see note 27).

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

	<b>Group</b>	<b>Company</b>	<b>Group</b>	<b>Company</b>
	<b>2025</b>	<b>2025</b>	<b>2024</b>	<b>2024</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Bank loans and overdrafts	2,513,877	2,513,877	1,812,874	1,812,874
Other creditors	125,520	–	125,520	–
	<u>2,639,397</u>	<u>2,513,877</u>	<u>1,938,394</u>	<u>1,812,874</u>

Included in bank loans and overdraft is a Unity Trust Bank loan of £1,841,695 which is repayable in April 2043 and interest is charged at 2% per annum above the Unity Trust Bank's base rate. The bank loan is secured over two of the investments of the charity.

Also, included in bank loans and overdraft is a Cambridge & Counties Bank loan of £696,067 which is repayable in July 2034 and interest is charged at 7.50% per annum. The bank loan is secured over two of the investments of the charity.

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2025

#### 28. Analysis of charitable funds

##### Unrestricted funds

	At 1 July 2024	Income	Expenditure	Net gains/(losses) on revaluation	At 30 June 2025
	£	£	£	£	£
General funds	<u>22,468,564</u>	<u>698,378</u>	<u>(1,840,599)</u>	<u>524,213</u>	<u>21,850,556</u>
	At 1 July 2023	Income	Expenditure	Net gains on revaluation	At 30 June 2024
	£	£	£	£	£
General funds	<u>22,909,261</u>	<u>1,524,188</u>	<u>(2,176,116)</u>	<u>211,231</u>	<u>22,468,564</u>

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

##### Group

	Tangible assets and Investments	Net current assets	Long term liabilities	Total Funds 2025
	£	£	£	£
Unrestricted Funds	<u>22,026,368</u>	<u>2,463,585</u>	<u>(2,639,397)</u>	<u>21,850,556</u>

##### Company

	Tangible assets and Investments	Net current assets	Long term liabilities	Total Funds 2025
	£	£	£	£
Unrestricted Funds	<u>23,784,846</u>	<u>579,587</u>	<u>(2,513,877)</u>	<u>21,850,556</u>

##### Group

	Tangible assets and Investments	Net current assets	Long term liabilities	Total Funds 2024
	£	£	£	£
Unrestricted Funds	<u>21,287,363</u>	<u>3,119,595</u>	<u>(1,938,394)</u>	<u>22,468,564</u>

##### Company

	Tangible assets and Investments	Net current assets	Long term liabilities	Total Funds 2024
	£	£	£	£
Unrestricted Funds	<u>23,094,399</u>	<u>1,187,039</u>	<u>(1,812,874)</u>	<u>22,468,564</u>

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2025**

**30. Financial instruments**

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

	<b>Group 2025 £</b>	<b>Company 2025 £</b>	<b>Group 2024 £</b>	<b>Company 2024 £</b>
<b>Financial assets measured at fair value through income and expenditure</b>				
Investment in subsidiary	–	<u>1,758,478</u>	–	<u>1,807,036</u>
<b>Financial assets measured at amortised cost</b>	<u>3,415,423</u>	<u>1,703,449</u>	<u>3,281,326</u>	<u>1,783,034</u>
<b>Financial liabilities measured at amortised cost</b>	<u>3,927,769</u>	<u>3,637,739</u>	<u>2,423,340</u>	<u>2,408,869</u>

**31. Analysis of changes in net debt**

	<b>At 1 Jul 2024 £</b>	<b>Cash flows £</b>	<b>At 30 Jun 2025 £</b>
Cash at bank	<u>4,166</u>	<u>(1,584)</u>	<u>2,582</u>
Bank loans and mortgages	<u>4,166</u> <u>(1,868,764)</u>	<u>(1,584)</u> <u>(668,998)</u>	<u>2,582</u> <u>(2,537,762)</u>
<b>Total</b>	<u>(1,864,598)</u>	<u>(670,582)</u>	<u>(2,535,180)</u>

**32. Related parties**

During the year, donations amounting to £38,100 (2024: £110,000) were received from related parties.

During the year, the charity donated £49,200 (2024: £314,000) to Berosa Charity Limited, £100,000 (2024: £55,000) to The Wineburg Foundation and £11,500 (2024: £6,000) to S & J Charitable Trust, charities with common trustees.

During the year, the charity's subsidiary undertaking, Grademoon Limited charged interest of £153,125 (2024: £153,545) at rate of 6.25% to Actcell Limited, a company with common directors.

During the year, the charity's subsidiary undertaking, Grademoon Limited was charged rental of £25,000 (2024: £25,000) by Mogul Estates Limited, a company with common directors.

Included in other debtors of the charity's subsidiary undertaking is a loan of £2,450,000 (2024: £2,450,000) due from Actcell Limited which is a related party by virtue of common directors. The loan is secured, and interest is charged per annum at the rate of 6.25%. Also, included in other debtors is £184,929 (2024: £130,303) due from Berosa Charity Limited, a charity in which some of the directors of the charity's subsidiary undertaking are also trustees.

Included in other creditors is £413,660 (2024: £65,000) due to Berosa Charity Limited and £10,000 (2024: £Nil) due to The Ma'os Yesomim Charitable Trust, charities with common trustees.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 30 June 2025**

**33. Accounting estimates and judgements**

**Investment properties**

The trustees revalued the group's investment properties as at 30 June 2025 using techniques detailed below together with their knowledge of the UK property market. Investment properties fair value are based on valuations by the trustees assessed from their experience in the property market and having regard to many factors including the individual nature of each property, its location and expected future net rental values, market yields and comparable market transactions.

**Stock**

The group carries its stock of properties at lower of cost and net realisable value. The original property costs are estimated to be lower than the net realisable value.

**Loan debtors**

Management uses details of the age of loan debtors and the status of any disputes together with external evidence of the credit status of the counterparty in making judgements concerning any need to impair the carrying values.

**Investment in joint venture syndicates**

The charity has investments in a number of unincorporated property joint venture syndicates. Income arising from investment are shown in the statement of financial activities. The joint venture syndicates have prepared accounts for the year end 31 March 2025 and the results are included on this basis. The syndicates' results for the period 1 April to 30 June 2025 are not available and the management has made a judgement on a cost/benefit analysis that the investments should not include a provision for such results.

**Useful economic lives of tangible assets**

The annual depreciation charge for tangible assets is sensitive to changes in the estimated useful economic lives and residual value of the assets. The useful economic lives and residual values are re-assessed annually. They are amended when necessary to reflect current estimates, based on economic utilisation and the physical condition of the assets.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Management Information**  
**Year ended 30 June 2025**

The following pages do not form part of the statutory financial statements which are the subject of the independent auditor's report on pages 6 to 10.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Statement of Financial Activities**  
**(including the income and expenditure account)**  
**Year ended 30 June 2025**

	<b>Unrestricted funds 2025 £</b>	<b>Unrestricted funds 2024 £</b>
<b>Income and endowments</b>		
Donations and legacies	<b>88,100</b>	110,000
Investment income	<b>494,933</b>	624,546
<b>Total income</b>	<b><u>583,033</u></b>	<u>734,546</u>
<b>Expenditure</b>		
Expenditure on raising funds:		
Investment management costs	<b>(282,651)</b>	(222,553)
Expenditure on charitable activities	<b>(1,394,043)</b>	(1,153,213)
<b>Total expenditure</b>	<b><u>(1,676,694)</u></b>	<u>(1,375,766)</u>
Net gains on investments	<b>475,653</b>	200,523
<b>Net expenditure and net movement in funds</b>	<b><u>(618,008)</u></b>	<u>(440,697)</u>
<b>Reconciliation of funds</b>		
Total funds brought forward	<b><u>22,468,564</u></b>	<u>22,909,261</u>
<b>Total funds carried forward</b>	<b><u>21,850,556</u></b>	<u>22,468,564</u>

**TAGMARSH CHARITY LIMITED**

England & Wales - Charity number 281297

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# Accounts

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**COMPANY REGISTRATION NUMBER: 01498368**  
**CHARITY REGISTRATION NUMBER: 281297**

**TAGMARSH CHARITY LIMITED**  
**COMPANY LIMITED BY GUARANTEE**  
**CONSOLIDATED FINANCIAL STATEMENTS**  
**30 JUNE 2024**

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

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
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**Year ended 30 June 2024**

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# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2024

The trustees, who are also the directors for the purposes of company law, have pleasure in presenting their report, including a strategic report, together with consolidated financial statements of the charity and its subsidiaries for the year ended 30 June 2024, which are also prepared to meet the requirements for a directors' report for Companies Act purposes.

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

#### Reference and administrative details

<b>Registered charity name</b>	Tagmarsh Charity Limited (the "charity")
<b>Charity registration number</b>	281297
<b>Company registration number</b>	01498368
<b>Principal office and registered office</b>	New Burlington House 1075 Finchley Road London NW11 0PU
<b>The trustees</b>	B Bard R Berkovits (retired 30 November 2022) S Sinitsky S E Berkovits A Warmberg
<b>Company secretary</b>	S E Berkovits
<b>Auditor</b>	Cohen Arnold Chartered accountant & statutory auditor New Burlington House 1075 Finchley Road London NW11 0PU
<b>Bankers</b>	Barclays Bank Plc 99 Hatton Garden London EC1 8DN
<b>Solicitors</b>	Kuit Steinart Levy 3 St Mary's Parsonage Manchester M3 2RD

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2024

##### **Structure, governance and management**

###### **Governing documents**

The charity is constituted as a company limited by guarantee and as such, its governing documents are its Memorandum and Articles of Association.

Its registered charity number is 281297 and its company registration number is 01498368.

###### **Appointment, training, and recruitment of trustees**

The trustees (as directors for company law purposes) may at any time co-opt any individual who is qualified to be appointed as a trustee to fill a vacancy in their number or as an additional trustee. New trustees are subject to trustee induction training which includes an understanding of the content of the Memorandum and Articles of Association, their legal obligations under Charity Act and Company Law, the organisational structure of Tagmarsh Charity Limited and the recent financial performance of the charity. Trustees are encouraged to attend appropriate external training events which enhance their knowledge and skill thereby improving the performance of their role.

###### **Group structure and relationships**

The charity has the following wholly owned non-charitable subsidiaries:

- Gradelight Limited – currently an inactive company within property trading sector (company number 12249845)
- Grademoon Limited - a property trading company (company number 01066146)
- Gradestar Limited – currently an inactive company within property trading sector (company number 12249889)

Certain of the trustees of the charity are directors of these subsidiaries.

###### **Management of the group**

The trustees are responsible for the day-to-day management and strategic oversight of the charity. To support this responsibility, the trustees regularly seek professional advice from the charity's accountants and other external advisors to ensure compliance with all relevant legal and regulatory obligations.

###### **Related parties and co-operations with other organisations**

None of our trustees receive remuneration or other benefit from their work with the charity. Any connection between a trustee of the charity with a supplier company must be disclosed to the full board of trustees in the same way as any other contractual relationship with a related party. None of the trustees have any beneficial interest in the charity. All related party transactions have been disclosed in the consolidated financial statements.

###### **Objectives and activities**

The charity is established to advance religion in accordance with the Orthodox Jewish Faith and for such purposes as are recognised by English Law as charitable and in furtherance of the aforementioned objects.

The charity's principal activity throughout the year was the provision and distribution of donations and grants to other charitable institutions and organisations. The charity aims to maximise its grants and donations on an annual basis.

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 and setting the grant making policy for the year.

###### **Grant making policy**

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

###### **Strategic report**

The following sections describing the achievements and performance and separately, the financial review form the strategic report of the charity.

###### **Achievements and performance**

During the year, the charity continued its philanthropic activities in support of poverty, religion, education and other charitable institutions and the aggregate donations were paid in the sum of £1,123,542 (2023: £2,897,720).

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2024

##### **Achievements and performance** *(continued)*

The reduction in donations made during the period is attributable to a decrease in income and a corresponding limitation in available funds.

The benefits that these charities provide include:

- Provision of basic necessities and financial support to the poor;
- Relief of suffering in regard to illness and disabilities;
- Jewish education and places of worship for the Jewish community.

The charity measures its success by the amount of grants and donations distributed to charitable institutions in accordance with its objectives.

The charity and its subsidiary undertaking generated gross income of £1,038,527 (2023: £2,107,138) from direct property investment and trading activities within the UK. The charity and its subsidiary undertaking generated net income of £211,646 (2023: £563,147) from indirect property investments through joint ventures in the UK. While the investment portfolio did not perform as strongly as in previous periods, the trustees are satisfied that the portfolio remains appropriately positioned to support the charity's objectives over the long-term.

##### **Financial review**

The charity continued its activities in support of charitable organisations and during the year the charity donated over £1.1 million.

The charity's wholly owned trading subsidiary, Grademoon Limited continued to trade well, and concentrated its efforts on a number of new property developments which achieved strong profits in the year. Gradestar Limited and Gradelight Limited did not trade during the year.

##### **Risk management**

The trustees have a risk management strategy which comprises:

- an annual review of the principal risks and uncertainties that the charity face;
- the establishment of policies, systems and procedures to mitigate those risks identified in the annual review;
- the implementation of procedures designed to minimise or manage any potential impact on the charity should those risks materialise.

This work has identified that financial sustainability is the major financial risk for the group. A key element in the management of financial risk is a regular review of available liquid funds to satisfy grant requests and settle debt as they fall due to ensure sufficient working capital by the charity and its subsidiary companies.

The key operations risks to the group include liabilities arising from property trading and investment activities, default of tenants and damage to investments, and the impact of rising interest rates on financing and investment returns. The group seek to manage or mitigate such risks wherever possible through measures including insurance, tenant screening and monitoring, rigorous reviews of acquisition and investment opportunities, external expert advice and regular monitoring of the economic outlook. The trustees are satisfied that these systems and procedures mitigate any perceived risks.

##### **Reserves policy**

At the year-end £22,468,564 (2023: £22,909,261) was held as unrestricted funds in the group. Included within this are fixed assets of £21,287,363 (2023: £19,534,651).

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

##### **Plans for future periods**

The trustees, whilst being of the opinion that sufficient funds are required to be retained within the group in order to maintain and finance its investment portfolio, and thereby its financial return, however, the trustees are actively considering a policy of substantially increasing the rate and quantum of donations made by the charity in those charitable areas which would justify such an approach.

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2024

##### Investment Powers, Policy and Objectives

Under the Memorandum and Articles of Association, the charity has the power to make any investment, which the trustees see fit. The trustees regularly review the charity's position and needs in respect of the investment policy. The trustees believe their experience within the UK investment property market will maximise the charity's income from its investments.

##### Key Performance Indicators

The trustees monitor the group's performance against the strategic objectives on a regular basis. Performance is assessed against the strategy and expectations using financial and non-financial indicators. The key financial performance indicators used by the group are as follows:

	2024	2023
	£	£
Grants and donations received	110,000	50,000
Grants and donations paid	1,123,542	2,897,720

During the year, the charity donated funds to 64 (2023: 92) different charitable institutions.

##### Trustees' responsibilities statement

The charity trustees (who are also directors of Tagmarsh Charity Limited for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charitable company and the group and the incoming resources and application of resources, including the income and expenditure, of the charitable group 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;
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

##### Statement as to disclosure to our auditors

Each of the persons who is a trustee at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the charity's auditor is unaware; and
- they have taken all steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

##### Auditor

Cohen Arnold is deemed to have been re-appointed under section 487 of the Companies Act 2006.

The trustees' annual report and the strategic report were approved on 28 April 2025 and signed on behalf of the board of trustees by:

S E Berkovits  
Trustee

# **Tagmarsh Charity Limited**

## **Company Limited by Guarantee**

### **Independent Auditor's Report to the Members of Tagmarsh Charity Limited**

**Year ended 30 June 2024**

#### **OPINION**

We have audited the financial statements of Tagmarsh Charity Limited (the 'parent charity') and its subsidiaries (the 'group') for the year ended 30 June 2024 which comprise the consolidated statement of financial activities (including consolidated income and expenditure account), consolidated balance sheet, the company balance sheet, consolidated 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 group's and of the parent charity's affairs as at 30 June 2024 and of the group's 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 Companies Act 2006 and 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 group 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 group's or 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.

# **Tagmarsh Charity Limited**

## **Company Limited by Guarantee**

### **Independent Auditor's Report to the Members of Tagmarsh Charity Limited** *(continued)*

**Year ended 30 June 2024**

#### **OTHER INFORMATION**

The other information comprises the information included in the trustees' 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.

#### **OPINIONS ON OTHER MATTERS PRESCRIBED BY THE COMPANIES ACT 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' annual report including the strategic report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' annual report including the strategic report has been prepared in accordance with applicable legal requirements.

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

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

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the parent charity, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent charity financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

# **Tagmarsh Charity Limited**

## **Company Limited by Guarantee**

### **Independent Auditor's Report to the Members of Tagmarsh Charity Limited**

*(continued)*

**Year ended 30 June 2024**

#### **RESPONSIBILITIES OF TRUSTEES**

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors for the purposes of company law) 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 group's and the parent 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 group or the parent charity or to cease operations, or have no realistic alternative but to do so.

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

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

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

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the group through discussion with the trustees and directors and identified financial reporting legislation and charity legislation as being most significant to these financial statements.
- We communicated these identified frameworks amongst our audit team and remained alert to any indications of non-compliance throughout the audit. We ensured that the engagement team had sufficient competence and capability to identify or recognise non-compliance with the laws and regulations.
- We discussed with the trustees and directors the policies and procedures regarding compliance with these legal and regulatory frameworks.
- We assessed the susceptibility of the group's financial statements to material misstatement due to non-compliance with legal and regulatory frameworks, including how fraud might occur, by enquiry with the trustees during the planning and finalisation stages 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.

# **Tagmarsh Charity Limited**

## **Company Limited by Guarantee**

### **Independent Auditor's Report to the Members of Tagmarsh Charity Limited**

*(continued)*

#### **Year ended 30 June 2024**

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 group's 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 group's or the parent 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 group or the parent 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.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

# **Tagmarsh Charity Limited**

## **Company Limited by Guarantee**

### **Independent Auditor's Report to the Members of Tagmarsh Charity Limited** *(continued)*

#### **Year ended 30 June 2024**

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.

Cohen Arnold is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

#### **USE OF OUR REPORT**

This report is made solely to the charity's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. 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.

Joshua Neumann FCA (Senior Statutory Auditor)

For and on behalf of  
Cohen Arnold  
Chartered accountant & statutory auditor

New Burlington House  
1075 Finchley Road  
LONDON  
NW11 0PU

Our audit was completed on 28 April 2025 and our opinion was expressed at that date.

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

Year ended 30 June 2024

	Note	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
<b>Income and endowments</b>				
Donations and legacies	5	110,000	110,000	50,000
Investment income	6	694,188	694,188	1,092,649
Other trading activities	7	720,000	720,000	1,790,501
<b>Total income</b>		<u>1,524,188</u>	<u>1,524,188</u>	<u>2,933,150</u>
<b>Expenditure</b>				
Expenditure on raising funds:				
Investment management costs	9	(222,553)	(222,553)	(177,332)
Expenditure on charitable activities	10,11	(1,286,156)	(1,286,156)	(3,051,794)
Other trading costs	15	(667,407)	(667,407)	(1,485,189)
<b>Total expenditure</b>		<u>(2,176,116)</u>	<u>(2,176,116)</u>	<u>(4,714,315)</u>
Net gains on investments	18	211,231	211,231	501,703
<b>Net expenditure before tax</b>		<u>(440,697)</u>	<u>(440,697)</u>	<u>(1,279,462)</u>
Taxation	19	–	–	(3,055)
<b>Net expenditure for the year and net movement in funds</b>		<u>(440,697)</u>	<u>(440,697)</u>	<u>(1,282,517)</u>
<b>Reconciliation of funds</b>				
Total funds brought forward		<u>22,909,261</u>	<u>22,909,261</u>	24,191,778
<b>Total funds carried forward</b>		<u>22,468,564</u>	<u>22,468,564</u>	<u>22,909,261</u>

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

The notes on pages 14 to 27 form part of these financial statements.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Consolidated Balance Sheet**

**30 June 2024**

	Note	2024		2023	
		£	£	£	£
<b>Fixed assets</b>					
Tangible assets	22		–		2,961
Investments	23		<u>21,287,363</u>		<u>19,531,690</u>
			<b>21,287,363</b>		<b>19,534,651</b>
<b>Current assets</b>					
Stocks	24	323,215		960,105	
Debtors	25	3,277,160		3,420,994	
Cash at bank and in hand		<u>4,166</u>		<u>1,291,322</u>	
		<b>3,604,541</b>		<b>5,672,421</b>	
<b>Creditors: amounts falling due within one year</b>	26	<u>(484,946)</u>		<u>(319,004)</u>	
<b>Net current assets</b>			<b>3,119,595</b>		<b>5,353,417</b>
<b>Total assets less current liabilities</b>			<b>24,406,958</b>		<b>24,888,068</b>
<b>Creditors: amount falling due after more than one year</b>	27		<u>(1,938,394)</u>		<u>(1,978,807)</u>
<b>Net assets</b>			<b>22,468,564</b>		<b>22,909,261</b>
<b>Funds of the charity</b>					
Unrestricted funds			<u>22,468,564</u>		<u>22,909,261</u>
<b>Total charity funds</b>	29		<b>22,468,564</b>		<b>22,909,261</b>

These financial statements were approved by the board of trustees and authorised for issue on 28 April 2025, and are signed on behalf of the board by:

Mr A Warmberg  
Trustee

Mr S E Berkovits  
Trustee

The notes on pages 14 to 27 form part of these financial statements.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Company Balance Sheet**  
**30 June 2024**

	Note	2024		2023	
		£	£	£	£
<b>Fixed assets</b>					
Investments	23		23,094,399		21,349,434
<b>Current assets</b>					
Debtors	25	1,781,123		2,676,841	
Cash at bank and in hand		1,911		1,242,797	
			<u>1,783,034</u>		<u>3,919,638</u>
<b>Creditors: amounts falling due within one year</b>	26	<u>(595,995)</u>		<u>(506,524)</u>	
<b>Net current assets</b>			<u>1,187,039</u>		<u>3,413,114</u>
<b>Total assets less current liabilities</b>			<b>24,281,438</b>		<b>24,762,548</b>
<b>Creditors: amount falling due after more than one year</b>	27		<u>(1,812,874)</u>		<u>(1,853,287)</u>
<b>Net assets</b>			<u><u>22,468,564</u></u>		<u><u>22,909,261</u></u>
<b>Funds of the charity</b>					
Unrestricted funds			<u>22,468,564</u>		<u>22,909,261</u>
<b>Total charity funds</b>	29		<u><u>22,468,564</u></u>		<u><u>22,909,261</u></u>

These financial statements were approved by the board of trustees and authorised for issue on 28 April 2025, and are signed on behalf of the board by:

Mr A Warmberg  
Trustee

Mr S E Berkovits  
Trustee

Company registration number: 01498368

The notes on pages 14 to 27 form part of these financial statements.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Consolidated Statement of Cash Flows**  
**Year ended 30 June 2024**

	Unrestricted Funds 2024 £	Unrestricted Funds 2023 £
<b>Cash flows from operating activities</b>		
Net expenditure for the year	(440,697)	(1,282,517)
<i>Adjustments for:</i>		
Depreciation charges	2,961	2,963
Net losses/(gains) on investments	(211,231)	(501,703)
Dividends, interest and rents from investments	(694,141)	(1,060,997)
Interest payable and similar charges	392	960
Taxation	–	3,055
Accrued expenses	4,140	16,140
<i>Changes in:</i>		
Stocks	636,890	1,296,117
Trade and other debtors	447,379	237,068
Trade and other creditors	11,838	(40,402)
Cash generated from operations	(242,469)	(1,329,316)
Interest paid	(439)	(960)
Interest received	10,470	138,239
Tax paid	(36)	(16,247)
Net cash used in operating activities	<u>(232,474)</u>	<u>(1,208,284)</u>
<b>Cash flows from investing activities</b>		
Dividends, interest and rents from investments	318,527	284,987
Proceeds of sale of investments	331,267	2,982,406
Purchase of investments	(1,664,063)	(940,679)
Net cash used in investing activities	<u>(1,014,269)</u>	<u>2,326,714</u>
<b>Cash flows from financing activities</b>		
Repayments of borrowings	(40,413)	(31,619)
Net cash used in financing activities	<u>(40,413)</u>	<u>(31,619)</u>
<b>Net (decrease)/increase in cash and cash equivalents</b>	<b>(1,287,156)</b>	<b>1,086,811</b>
<b>Cash and cash equivalents at beginning of year</b>	<b>1,291,322</b>	<b>204,511</b>
<b>Cash and cash equivalents at end of year</b>	<b><u>4,166</u></b>	<b><u>1,291,322</u></b>
<b>Analysis of cash and cash equivalents</b>		
Cash in hand	4,166	1,291,322
Overdraft facility	–	–
<b>Total cash and cash equivalents</b>	<b><u>4,166</u></b>	<b><u>1,291,322</u></b>

The notes on pages 14 to 27 form part of these financial statements.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements**  
**Year ended 30 June 2024**

**1. General information**

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is New Burlington House, 1075 Finchley Road, London, NW11 0PU.

**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)), the Charities Act 2011 and the Companies Act 2006.

**3. Accounting policies**

**Basis of preparation**

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

Tagmarsh Charity Limited meets the definition of a public benefit entity under FRS 102. The financial statements are prepared in sterling, rounded to the nearest whole pound which is the functional currency of the entity.

**Group financial statements**

The financial statements consolidate the audited results of the charity and its wholly owned subsidiaries, Grademoon Limited, Gradestar Limited and Gradelight Limited on a line-by-line basis. The financial statements of the subsidiary are made up to the same date as the holding charity, 30 June 2024. A separate Statement of Financial Activities and Income and Expenditure Account for the charity has not been presented because the charity has taken advantage of the exemption afforded by section 408 of the Companies Act 2006.

The charity has adopted the following disclosure exemption permitted by FRS 102 1.12 (b): The requirement to present a statement of cash flows.

**Going concern**

The financial statements have been prepared in accordance with the accounting principles appropriate to a going concern, as the trustees have a reasonable expectation that the group has adequate resources to continue to meet its liabilities as and when they fall due for the foreseeable future, based on the net current asset position of the group and available sources of finance.

**Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Accounting estimates and assumptions are made concerning the future and, by their nature, will rarely equal the related actual outcome. The key assumptions and other sources of estimation uncertainty that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are listed in note 33.



**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 30 June 2024**

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

**Investment in subsidiary undertaking**

Shareholdings acquired are initially recorded at cost and subsequently included at trustees' best estimate of fair value based on the net asset value. The net assets of the subsidiary undertaking reflect fair values of its underlying properties held for investment; any surplus or deficit on revaluation is recognised in the statement of financial activities.

**Investment property**

Investment properties are initially recognised at cost, being the fair value of consideration given, including transaction costs associated with the investment property.

After initial recognition, investment properties whose fair value can be measured reliably are held at fair value. Any gains or losses arising from changes in the fair value are recognised in the statement of financial activities in the year that they arise.

No depreciation is provided in respect of investment properties applying the fair value model.

**Investment in unincorporated joint venture syndicates**

The charity has investment in a number of unincorporated property joint venture syndicates. The investments are shown at cost. Income arising from such investments are shown in the statement of financial activities. All joint venture syndicates have made up their accounts to 31 March 2024 and the results are included on this basis.

**Acquisitions and disposals of properties**

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

**Stocks**

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of construction and other costs incurred in the course of the development of the stocks.

**Cash at bank and in hand**

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar accounts.

**Financial instruments**

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

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

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

**4. Legal status of the charity**

The charity is limited by guarantee and does not have a share capital. The liability of each member in the event of winding up is limited to £1. The articles of association of the charity preclude the distribution of assets to the members of the charity and accordingly a reconciliation of shareholders' funds is inappropriate.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2024**

**5. Donations and legacies**

	<b>Total Funds</b>	<b>Total Funds</b>
	<b>2024</b>	<b>2023</b>
	£	£
Donations received	<u><b>110,000</b></u>	<u><b>50,000</b></u>

No restrictions were attached to any donations received.

**6. Investment income**

	<b>Total Funds</b>	<b>Total Funds</b>
	<b>2024</b>	<b>2023</b>
	£	£
Income from UK investment properties	<b>318,527</b>	316,637
Net income from joint ventures	<b>211,646</b>	563,147
Other interest receivable	<b>164,015</b>	212,865
	<u><b>694,188</b></u>	<u><b>1,092,649</b></u>

**7. Other trading activities**

	<b>Total Funds</b>	<b>Total Funds</b>
	<b>2024</b>	<b>2023</b>
	£	£
Sale proceeds from UK properties	<u><b>720,000</b></u>	<u><b>1,790,501</b></u>

The property trading activities were carried out by the subsidiary undertaking.

**8. Other income**

	<b>Total Funds</b>	<b>Total Funds</b>
	<b>2024</b>	<b>2023</b>
	£	£
Other income	<u><b>–</b></u>	<u><b>–</b></u>

**9. Investment management costs**

	<b>Total Funds</b>	<b>Total Funds</b>
	<b>2024</b>	<b>2023</b>
	£	£
Investment property expenses	<b>68,281</b>	59,731
Interest payable and finance charges	<b>154,272</b>	117,601
	<u><b>222,553</b></u>	<u><b>177,332</b></u>

**10. Expenditure on charitable activities by fund type**

	<b>Total Funds</b>	<b>Total Funds</b>
	<b>2024</b>	<b>2023</b>
	£	£
Grants and donations	<b>1,123,542</b>	2,897,720
Support costs	<b>162,614</b>	154,074
	<u><b>1,286,156</b></u>	<u><b>3,051,794</b></u>

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 30 June 2024**

**11. Expenditure on charitable activities by activity type**

	Activities undertaken directly £	Support costs £	<b>Total funds 2024 £</b>	Total funds 2023 £
Grants and donations	1,123,542	132,943	<b>1,256,485</b>	3,009,168
Governance costs	–	29,671	<b>29,671</b>	42,626
	<u>1,123,542</u>	<u>162,614</u>	<u><b>1,286,156</b></u>	<u>3,051,794</u>

**12. Analysis of grants to institutions**

	<b>2024 £</b>
Advancement of Health and Saving of Lives	<b>289,362</b>
Advancement of Education	<b>204,461</b>
Relief of Poverty	<b>131,597</b>
Advancement of the Jewish Religion	<b>62,332</b>
Grants to other Grant Making Charity	<b>435,790</b>
Total grants	<u><b>1,123,542</b></u>

**13. Analysis of institutional grants**

	<b>2024 £</b>
Berosa Charity Limited	<b>314,000</b>
CMZ Ltd	<b>69,500</b>
Friends of Wiznitz Limited	<b>108,500</b>
Grants to other institutions (< £50,000)	<b>457,792</b>
Mifal Hachessed Vehatzedokoh	<b>58,250</b>
Tchabe Kollel Limited	<b>60,500</b>
The Wineburg Foundation	<b>55,000</b>
Total grants	<u><b>1,123,542</b></u>

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2024

#### 14. Analysis of support costs

	<b>Total Funds</b>	Total Funds
	<b>2024</b>	2023
	£	£
General office	<b>132,943</b>	111,448
Governance costs	<b>29,232</b>	41,666
Finance costs	<b>439</b>	960
	<u><b>162,614</b></u>	<u>154,074</u>

#### 15. Other trading costs

	<b>Total Funds</b>	Total Funds
	<b>2024</b>	2023
	£	£
Property trading cost of sales	<b>667,407</b>	1,485,189

The property trading activities were carried out by the subsidiary undertaking.

#### 16. Staff costs and emoluments

The aggregate payroll costs for the group were:

	<b>2024</b>	2023
	£	£
Wages and salaries	<b>81,271</b>	101,666

The average number of persons employed by the group during the year amounted to 5 (2023: 7).

The Trustees are considered the key management personnel.

#### 17. Trustee remuneration and expenses

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

#### 18. Net gains/(losses) on investments

	<b>Total Funds</b>	Total Funds
	<b>2024</b>	2023
	£	£
Unrealised gains on investments	<b>99,607</b>	444,766
Gains on investment assets	<b>111,624</b>	56,937
	<u><b>211,231</b></u>	<u>501,703</u>

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 30 June 2024**

**19. Taxation**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
<b>Current tax</b>		
Current year	–	3,055
	<u>–</u>	<u>3,055</u>
<b>Taxation</b>	<u>–</u>	<u>3,055</u>

All tax is recognised in the consolidated income and expenditure account.

**Reconciliation of tax expense**

The tax assessed on the net income for the year is higher than the standard rate of corporation tax in the UK of 25% (2023: 19%).

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Net expenditure before tax	<u>(440,697)</u>	<u>(1,279,462)</u>
Net expenditure by rate of tax	<b>(110,174)</b>	(243,098)
Non-taxable income and expenses	<b>107,497</b>	245,515
Timing difference on depreciation and capital allowances	<b>563</b>	563
Utilisation of losses	<b>2,114</b>	–
Impact on change in tax rate	–	75
	<u>–</u>	<u>3,055</u>
<b>Taxation</b>	<u>–</u>	<u>3,055</u>

**20. Net movement in funds**

This is stated after charging:

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Fees payable for the audit of the financial statements	<u><b>28,800</b></u>	<u>28,800</u>

**21. The results attributable to the parent charity**

During the year, the gross income attributable to the parent charity was £734,546 (2023: £1,328,107) and the net movement in funds was £-440,697 (2023: £-1,282,517).

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2024**

**22. Tangible assets**

**Group**

	Motor vehicles £	Total £
<b>Cost</b>		
At 1 July 2023	11,850	<b>11,850</b>
<b>At 30 June 2024</b>	<u>11,850</u>	<u><b>11,850</b></u>
<b>Depreciation</b>		
At 1 July 2023	8,889	<b>8,889</b>
Charge for the year	2,961	<b>2,961</b>
<b>At 30 June 2024</b>	<u>11,850</u>	<u><b>11,850</b></u>
<b>Carrying amount</b>		
<b>At 30 June 2024</b>	<u>–</u>	<u>–</u>
At 30 June 2023	<u>2,961</u>	<u>2,961</u>

**23. Investments**

**Group - UK investment property - Freehold property**

	2024 £	2023 £
Market value at 1 July	<b>9,816,330</b>	11,159,000
Additions	<b>504,063</b>	636,564
Disposals	–	(2,424,000)
Revaluation	<b>99,607</b>	444,766
Market value at 30 June	<u><b>10,420,000</b></u>	<u>9,816,330</u>
Historical cost at 30 June	<u><b>7,877,775</b></u>	<u>7,373,712</u>

**Group – Other UK investments - Joint venture syndicates**

	2024 £	2023 £
Cost at 1 July	<b>9,715,360</b>	8,742,052
Capital introduced	<b>1,160,000</b>	911,630
Surplus for the year	<b>211,646</b>	563,147
Withdrawals	<b>(331,267)</b>	(502,787)
Gains on disposals	<b>111,624</b>	1,318
Cost at 30 June	<u><b>10,867,363</b></u>	<u>9,715,360</u>

**Group- Analysis of investments at 30 June between funds**

	2024 £	2023 £
UK investment property	<b>10,420,000</b>	9,816,330
Other UK investments	<b>10,867,363</b>	9,715,360
	<u><b>21,287,363</b></u>	<u>19,531,690</u>

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2024**

**23. Investments (continued)**

**Company - UK investment property - Freehold property**

	2024	2023
	£	£
Market value at 1 July	9,816,330	11,159,000
Additions	504,063	644,049
Disposals	–	(2,424,000)
Revaluation	99,607	437,281
Market value at 30 June	<u>10,420,000</u>	<u>9,816,330</u>
Historical cost at 30 June	<u>7,885,260</u>	<u>7,381,197</u>

**Company - Other UK investments - Joint venture syndicates**

	2024	2023
	£	£
Cost at 1 July	9,715,360	8,742,052
Capital introduced	1,160,000	911,630
Surplus for the year	211,646	563,147
Withdrawals	(331,267)	(502,787)
Gains/(losses) on disposals	111,624	1,318
Cost at 30 June	<u>10,867,363</u>	<u>9,715,360</u>

**Company - Analysis of investments at 30 June between funds**

	2024	2023
	£	£
UK Investment property	10,420,000	9,816,330
Other UK investments	10,867,363	9,715,360
UK Group Undertaking	1,807,036	1,817,744
	<u>23,094,399</u>	<u>21,349,434</u>

No depreciation has been provided in respect of investment properties, applying the fair value model. The group carries its investment properties at fair value, with changes in fair value being recognised in statement of financial activities. The trustees revalued the group's investment properties as at 30 June 2024 using techniques detailed below together with their knowledge of the UK property market. Investment properties fair value are based on valuations by the trustees assessed from their experience in the property market and having regard to many factors including the individual nature of each property, its location and expected future net rental values, market yields and comparable market transactions.

The UK Group Undertaking represents 100% of the issued share capital of Grademoon Limited, Gradestar Limited and Gradelight Limited. Grademoon Limited, Gradestar Limited and Gradelight Limited are incorporated and operating in England. The registered office of the subsidiaries is New Burlington House, 1075 Finchley Road, London NW11 0PU. The investment is stated at trustees best estimate of market value.

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2024

#### 23. Investments *(continued)*

A summary of the income, expenditure and net profit or loss for the reporting period of each subsidiary is as follows:

Company Name	Gross Income £	Expenditure £	Donations paid to Parent Charity £	Net Profit or (loss) £
<b>Year Ended 30 June 2024</b>				
Grademoon Limited	873,545	(884,720)	–	(11,175)
Gradestar Limited	–	(120)	–	(120)
Gradelight Limited	47	300	–	347
<b>Year Ended 30 June 2023</b>				
Grademoon Limited	2,649,997	(2,390,259)	(250,000)	9,738
Gradestar Limited	–	–	–	–
Gradelight Limited	–	(72)	–	(72)

The assets, liabilities and funds of each subsidiary undertakings at the end of the reporting period were as follows:

Company Name	Assets £	Liabilities £	Capital & Reserves £
<b>As at 30 June 2024</b>			
Grademoon Limited	3,617,694	(1,827,596)	1,790,098
Gradestar Limited	13,694	–	13,694
Gradelight Limited	3,244	–	3,244
UK Group Undertaking			1,807,036
<b>As at 30 June 2023</b>			
Grademoon Limited	4,046,378	(2,245,105)	1,801,273
Gradestar Limited	14,174	(600)	13,574
Gradelight Limited	4,193	(1,296)	2,897
UK Group Undertaking			1,817,744

#### 24. Stocks

	Group 2024 £	Company 2024 £	Group 2023 £	Company 2023 £
UK trading properties	323,215	–	960,105	–

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2024**

**25. Debtors**

	<b>Group</b>	<b>Company</b>	<b>Group</b>	<b>Company</b>
	<b>2024</b>	<b>2024</b>	<b>2023</b>	<b>2023</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Trade debtors	31,875	31,875	36,585	34,973
Amounts owed by group undertakings	–	1,583,950	–	2,086,868
Other debtors	3,245,285	165,298	3,384,409	555,000
	<u>3,277,160</u>	<u>1,781,123</u>	<u>3,420,994</u>	<u>2,676,841</u>

Included in other debtors is £Nil (2023: £555,000) due from Berosa Charity Limited, a charity with common trustees.

Included in other debtors of the charity's subsidiary undertaking is a loan of £2,450,000 (2023: £2,450,000) due from Actcell Limited which is a related party by virtue of common directors. The loan is secured, and interest is charged per annum at the rate of 6.25%. Also, included in other debtors is £130,303 (2023: £34,900) due from Berosa Charity Limited, a charity in which some of the directors of the charity's subsidiary undertaking are also trustees.

**26. Creditor: amounts falling due within one year**

	<b>Group</b>	<b>Company</b>	<b>Group</b>	<b>Company</b>
	<b>2024</b>	<b>2024</b>	<b>2023</b>	<b>2023</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Bank loans and overdrafts	42,000	42,000	42,000	42,000
Trade creditors	–	–	819	–
Amounts owed to group undertakings	–	212,237	–	203,766
Corporation tax	3,128	–	3,164	–
Social security and other taxes	645	–	756	–
Other creditors	439,173	341,758	272,265	260,758
	<u>484,946</u>	<u>595,995</u>	<u>319,004</u>	<u>506,524</u>

The bank loans are secured over two investments of the charity (see note 27).

Included in other creditors is £65,000 (2023: £Nil) due to Berosa Charity Limited, a charity with common trustees.

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

	<b>Group</b>	<b>Company</b>	<b>Group</b>	<b>Company</b>
	<b>2024</b>	<b>2024</b>	<b>2023</b>	<b>2023</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Bank loans and overdrafts	1,812,874	1,812,874	1,853,287	1,853,287
Other creditors	125,520	–	125,520	–
	<u>1,938,394</u>	<u>1,812,874</u>	<u>1,978,807</u>	<u>1,853,287</u>

Included in bank loans and overdraft is a Unity Trust Bank loan of £1,209,431 which is repayable in July 2028 and interest is charged at 2.75% per annum above the Unity Trust Bank's base rate. The bank loan is secured over one of the investments of the charity.

Also, included in bank loans and overdraft is an additional Unity Trust Bank loan of £617,333 which is repayable in November 2029 and interest is charged at 2.95% per annum above the base rate of the Bank of England. The bank loan is secured over one of the investments of the charity.

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2024

#### 28. Analysis of charitable funds

##### Unrestricted funds

	At 1 July 2023	Income	Expenditure	Net gains/(losses) on revaluation	At 30 June 2024
	£	£	£	£	£
General funds	<u>22,909,261</u>	<u>1,524,188</u>	<u>(2,176,116)</u>	<u>211,231</u>	<u>22,468,564</u>
	At 1 July 2022	Income	Expenditure	Net gains on revaluation	At 30 June 2023
	£	£	£	£	£
General funds	<u>24,191,778</u>	<u>2,933,150</u>	<u>(4,717,370)</u>	<u>501,703</u>	<u>22,909,261</u>

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

##### Group

	Tangible assets and Investments	Net current assets	Long term liabilities	Total Funds 2024
	£	£	£	£
Unrestricted Funds	<u>21,287,363</u>	<u>3,119,595</u>	<u>(1,938,394)</u>	<u>22,468,564</u>

##### Company

	Tangible assets and Investments	Net current assets	Long term liabilities	Total Funds 2024
	£	£	£	£
Unrestricted Funds	<u>23,094,399</u>	<u>1,187,039</u>	<u>(1,812,874)</u>	<u>22,468,564</u>

##### Group

	Tangible assets and Investments	Net current assets	Long term liabilities	Total Funds 2023
	£	£	£	£
Unrestricted Funds	<u>19,534,651</u>	<u>5,353,417</u>	<u>(1,978,807)</u>	<u>22,909,261</u>

##### Company

	Tangible assets and Investments	Net current assets	Long term liabilities	Total Funds 2023
	£	£	£	£
Unrestricted Funds	<u>21,349,434</u>	<u>3,413,114</u>	<u>(1,853,287)</u>	<u>22,909,261</u>

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2024**

**30. Financial instruments**

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

	<b>Group 2024 £</b>	<b>Company 2024 £</b>	<b>Group 2023 £</b>	<b>Company 2023 £</b>
<b>Financial assets measured at fair value through income and expenditure</b>				
Investment in subsidiary	–	<u>1,807,036</u>	–	<u>1,817,744</u>
<b>Financial assets measured at amortised cost</b>				
	<u>3,281,326</u>	<u>1,783,034</u>	<u>4,712,316</u>	<u>3,919,638</u>
<b>Financial liabilities measured at amortised cost</b>				
	<u>2,423,340</u>	<u>2,408,869</u>	<u>2,297,811</u>	<u>2,359,811</u>

**31. Analysis of changes in net debt**

	<b>At 1 Jul 2023 £</b>	<b>Cash flows £</b>	<b>At 30 Jun 2024 £</b>
Cash at bank	<u>1,291,322</u>	<u>(1,287,156)</u>	<u>4,166</u>
	<u>1,291,322</u>	<u>(1,287,156)</u>	<u>4,166</u>
Bank loans and mortgages	<u>(1,912,242)</u>	<u>43,478</u>	<u>(1,868,764)</u>
<b>Total</b>	<u>(620,920)</u>	<u>(1,243,678)</u>	<u>(1,864,598)</u>

**32. Related parties**

During the year, donations amounting to £110,000 (2023: £Nil) were received from charities with common trustees.

During the year, the charity donated £314,000 (2023: £800,000) to Berosa Charity Limited, £55,000 (2023: £300,000) to The Wineburg Foundation, £Nil (2023: £18,250) to Friends of Toldos Avrohom Yitzchok, and £6,000 (2023: £10,500) to S & J Charitable Trust, charities with common trustees.

During the year, the charity's subsidiary undertaking, Grademoon Limited charged interest of £153,545 (2023: £153,125) at rate of 6.25% to Actcell Limited, a company with common directors.

During the year, the charity's subsidiary undertaking, Grademoon Limited was charged rental of £25,000 (2023: £25,000) by Mogul Estates Limited, a company with common directors.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 30 June 2024**

**33. Accounting estimates and judgements**

**Investment properties**

The trustees revalued the group's investment properties as at 30 June 2024 using techniques detailed below together with their knowledge of the UK property market. Investment properties fair value are based on valuations by the trustees assessed from their experience in the property market and having regard to many factors including the individual nature of each property, its location and expected future net rental values, market yields and comparable market transactions.

**Stock**

The group carries its stock of properties at lower of cost and net realisable value. The original property costs are estimated to be lower than the net realisable value.

**Loan debtors**

Management uses details of the age of loan debtors and the status of any disputes together with external evidence of the credit status of the counterparty in making judgements concerning any need to impair the carrying values.

**Investment in joint venture syndicates**

The charity has investments in a number of unincorporated property joint venture syndicates. Income arising from investment are shown in the statement of financial activities. The joint venture syndicates have prepared accounts for the year end 31 March 2024 and the results are included on this basis. The syndicates' results for the period 1 April to 30 June 2024 are not available and the management has made a judgement on a cost/benefit analysis that the investments should not include a provision for such results.

**Useful economic lives of tangible assets**

The annual depreciation charge for tangible assets is sensitive to changes in the estimated useful economic lives and residual value of the assets. The useful economic lives and residual values are re-assessed annually. They are amended when necessary to reflect current estimates, based on economic utilisation and the physical condition of the assets.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Management Information**  
**Year ended 30 June 2024**

The following pages do not form part of the statutory financial statements which are the subject of the independent auditor's report on pages 5 to 9.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Statement of Financial Activities**  
**(including the income and expenditure account)**  
**Year ended 30 June 2024**

	<b>Unrestricted funds 2024 £</b>	Unrestricted funds 2023 £
<b>Income and endowments</b>		
Donations and legacies	<b>110,000</b>	300,000
Investment income	<b>624,546</b>	1,028,107
<b>Total income</b>	<b><u>734,546</u></b>	<u>1,328,107</u>
<b>Expenditure</b>		
Expenditure on raising funds:		
Investment management costs	<b>(222,553)</b>	(174,365)
Expenditure on charitable activities	<b>(1,153,213)</b>	(2,940,143)
<b>Total expenditure</b>	<b><u>(1,375,766)</u></b>	<u>(3,114,508)</u>
Net gains on investments	<b>200,523</b>	503,884
<b>Net expenditure and net movement in funds</b>	<b><u>(440,697)</u></b>	<u>(1,282,517)</u>
<b>Reconciliation of funds</b>		
Total funds brought forward	<b><u>22,909,261</u></b>	24,191,778
<b>Total funds carried forward</b>	<b><u><u>22,468,564</u></u></b>	<u><u>22,909,261</u></u>

**TAGMARSH CHARITY LIMITED**

England & Wales - Charity number 281297

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# Accounts

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**COMPANY REGISTRATION NUMBER: 01498368**  
**CHARITY REGISTRATION NUMBER: 281297**

**TAGMARSH CHARITY LIMITED**  
**COMPANY LIMITED BY GUARANTEE**  
**CONSOLIDATED FINANCIAL STATEMENTS**  
**30 JUNE 2023**

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

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Index to the Financial Statements**  
**Year ended 30 June 2023**

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# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2023

The trustees, who are also the directors for the purposes of company law, have pleasure in presenting their report, including a strategic report, together with consolidated financial statements of the charity and its subsidiaries for the year ended 30 June 2023, which are also prepared to meet the requirements for a directors' report for Companies Act purposes.

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

#### Reference and administrative details

**Registered charity name** Tagmarsh Charity Limited (the "charity")

**Charity registration number** 281297

**Company registration number** 01498368

**Principal office and registered office** New Burlington House  
1075 Finchley Road  
London  
NW11 0PU

**The trustees** B Bard  
R Berkovits (retired 30 November 2022)  
S Sinitsky  
S E Berkovits  
A Warmberg

**Company secretary** S E Berkovits

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

**Bankers** Barclays Bank Plc  
99 Hatton Garden  
London  
EC1 8DN

**Solicitors** Kuit Steinart Levy  
3 St Mary's Parsonage  
Manchester  
M3 2RD

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2023

#### Structure, governance and management

##### Governing documents

The charity is constituted as a company limited by guarantee and as such, its governing documents are its Memorandum and Articles of Association.

Its registered charity number is 281297 and its company registration number is 01498368.

##### Appointment, training, and recruitment of trustees

The trustees (as directors for company law purposes) may at any time co-opt any individual who is qualified to be appointed as a trustee to fill a vacancy in their number or as an additional trustee.

New trustees are subject to trustee induction training which includes an understanding of the content of the Memorandum and Articles of Association, their legal obligations under Charity Act and Company Law, the organisational structure of Tagmarsh Charity Limited and the recent financial performance of the charity. Trustees are encouraged to attend appropriate external training events which enhance their knowledge and skill thereby improving the performance of their role.

##### Group structure and relationships

The charity has the following wholly owned non-charitable subsidiaries:

- Gradelight Limited – a property trading company (company number 12249845)
- Grademoon Limited - a property trading company (company number 01066146)
- Gradestar Limited – a property trading company (company number 12249889)

Certain of the trustees of the charity are directors of these subsidiaries.

##### Management of the group

The trustees administer the day-to-day affairs of the charity. Trustees seek advice from their Accountants and other professionals on a regular basis to ensure regulatory compliance.

##### Related parties and co-operations with other organisations

None of our trustees receive remuneration or other benefit from their work with the charity. Any connection between a trustee of the charity with a supplier company must be disclosed to the full board of trustees in the same way as any other contractual relationship with a related party. None of the trustees have any beneficial interest in the charity. All related party transactions have been disclosed in the consolidated financial statements.

##### Objectives and activities

The charity is established to advance religion in accordance with the Orthodox Jewish Faith and for such purposes as are recognised by English Law as charitable and in furtherance of the aforementioned objects.

The charity's principal activity throughout the year was the provision and distribution of donations and grants to other charitable institutions and organisations. The charity aims to maximise its grants and donations on an annual basis.

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 and setting the grant making policy for the year.

##### Grant making policy

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

##### Strategic report

The following sections describing the achievements and performance and separately, the financial review form the strategic report of the charity.

##### Achievements and performance

During the year, the charity continued its philanthropic activities in support of poverty, religion, education and other charitable institutions and the aggregate donations were paid in the sum of £2,897,720 (2022: £2,892,792).

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2023

##### **Achievements and performance** *(continued)*

The benefits that these charities provide include:

- Provision of basic necessities and financial support to the poor;
- Relief of suffering in regard to illness and disabilities;
- Jewish education and places of worship for the Jewish community.

The charity measures its success by the amount of grants and donations distributed to charitable institutions in accordance with its objectives.

The charity and its subsidiary undertaking's direct investments in UK property realised a gross income of £2,107,138 (2022: £2,375,440). The charity and its subsidiary undertaking's indirect investments via joint ventures in UK property realised a net income of £563,147 (2022: £805,960). The trustees are pleased with the rate of return achieved.

##### **Financial review**

The charity continued its activities in support of charitable organisations and during the year the charity donated over £2.8 million.

The charity's wholly owned trading subsidiary, Grademoon Limited continued to trade well, and concentrated its efforts on a number of new property developments which achieved strong profits in the year. Gradestar Limited and Gradelight Limited did not trade during the year.

##### **Risk management**

The trustees have a risk management strategy which comprises:

- an annual review of the principal risks and uncertainties that the charity face;
- the establishment of policies, systems and procedures to mitigate those risks identified in the annual review;
- the implementation of procedures designed to minimise or manage any potential impact on the charity should those risks materialise.

This work has identified that financial sustainability is the major financial risk for the group. A key element in the management of financial risk is a regular review of available liquid funds to satisfy grant requests and settle debt as they fall due to ensure sufficient working capital by the charity and its subsidiary companies.

The key operations risks to the group include liabilities arising from property trading and investment activities, default of tenants and damage to investments. The group seek to manage or mitigate such risks wherever possible through measures including insurance, tenant screening and monitoring, rigorous reviews of acquisition and investment opportunities, external expert advice and regular monitoring of the economic outlook. The trustees are satisfied that these systems and procedures mitigate any perceived risks.

##### **Reserves policy**

At the year-end £22,909,261 (2022: £24,191,778) was held as unrestricted funds in the group. Included within this are fixed assets of £19,534,651 (2022: £19,906,976) and free reserves of £1,291,322 (2022: £204,511).

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

##### **Plans for future periods**

The trustees, whilst being of the opinion that sufficient funds are required to be retained within the group in order to maintain and finance its investment portfolio, and thereby its financial return, however, the trustees are actively considering a policy of substantially increasing the rate and quantum of donations made by the charity in those charitable areas which would justify such an approach.

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2023

#### Investment Powers, Policy and Objectives

Under the Memorandum and Articles of Association, the charity has the power to make any investment, which the trustees see fit. The trustees regularly review the charity's position and needs in respect of the investment policy. The trustees believe their experience within the UK investment property market will maximise the charity's income from its investments.

#### Key Performance Indicators

The trustees monitor the group's performance against the strategic objectives on a regular basis. Performance is assessed against the strategy and expectations using financial and non-financial indicators. The key financial performance indicators used by the group are as follows:

	2023	2022
	£	£
Grants and donations received	50,000	149,950
Grants and donations paid	2,897,720	2,892,792

During the year, the charity donated funds to 92 (2022: 108) different charitable institutions.

#### Trustees' responsibilities statement

The charity trustees (who are also directors of Tagmarsh Charity Limited for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charitable company and the group and the incoming resources and application of resources, including the income and expenditure, of the charitable group 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;
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

#### Statement as to disclosure to our auditors

Each of the persons who is a trustee at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the charity's auditor is unaware; and
- they have taken all steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

#### Auditor

Cohen Arnold is deemed to have been re-appointed under section 487 of the Companies Act 2006.

The trustees' annual report and the strategic report were approved on 17 April 2024 and signed on behalf of the board of trustees by:

S E Berkovits  
Trustee

# **Tagmarsh Charity Limited**

## **Company Limited by Guarantee**

### **Independent Auditor's Report to the Members of Tagmarsh Charity Limited**

**Year ended 30 June 2023**

#### **OPINION**

We have audited the financial statements of Tagmarsh Charity Limited (the 'parent charity') and its subsidiaries (the 'group') for the year ended 30 June 2023 which comprise the consolidated statement of financial activities (including consolidated income and expenditure account), consolidated balance sheet, the company balance sheet, consolidated 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 group's and of the parent charity's affairs as at 30 June 2023 and of the group's 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 Companies Act 2006 and 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 group 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 group's or 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.

# **Tagmarsh Charity Limited**

## **Company Limited by Guarantee**

### **Independent Auditor's Report to the Members of Tagmarsh Charity Limited**

*(continued)*

**Year ended 30 June 2023**

#### **OTHER INFORMATION**

The other information comprises the information included in the trustees' 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.

#### **OPINIONS ON OTHER MATTERS PRESCRIBED BY THE COMPANIES ACT 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' annual report including the strategic report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' annual report including the strategic report has been prepared in accordance with applicable legal requirements.

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

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

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the parent charity, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent charity financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

# **Tagmarsh Charity Limited**

## **Company Limited by Guarantee**

### **Independent Auditor's Report to the Members of Tagmarsh Charity Limited**

*(continued)*

**Year ended 30 June 2023**

#### **RESPONSIBILITIES OF TRUSTEES**

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors for the purposes of company law) 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 group's and the parent 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 group or the parent charity or to cease operations, or have no realistic alternative but to do so.

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

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

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

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the group through discussion with the trustees and directors and identified financial reporting legislation and charity legislation as being most significant to these financial statements.
- We communicated these identified frameworks amongst our audit team and remained alert to any indications of non-compliance throughout the audit. We ensured that the engagement team had sufficient competence and capability to identify or recognise non-compliance with the laws and regulations.
- We discussed with the trustees and directors the policies and procedures regarding compliance with these legal and regulatory frameworks.
- We assessed the susceptibility of the group's financial statements to material misstatement due to non-compliance with legal and regulatory frameworks, including how fraud might occur, by enquiry with the trustees during the planning and finalisation stages 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.

# **Tagmarsh Charity Limited**

## **Company Limited by Guarantee**

### **Independent Auditor's Report to the Members of Tagmarsh Charity Limited**

*(continued)*

#### **Year ended 30 June 2023**

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 group's 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 group's or the parent 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 group or the parent 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.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

# **Tagmarsh Charity Limited**

## **Company Limited by Guarantee**

### **Independent Auditor's Report to the Members of Tagmarsh Charity Limited**

*(continued)*

#### **Year ended 30 June 2023**

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.

Cohen Arnold is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

#### **USE OF OUR REPORT**

This report is made solely to the charity's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. 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.

Joshua Neumann FCA (Senior Statutory Auditor)

For and on behalf of  
Cohen Arnold  
Chartered accountant & statutory auditor

New Burlington House  
1075 Finchley Road  
LONDON  
NW11 0PU

Our audit was completed on 17 April 2024 and our opinion was expressed at that date.

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

Year ended 30 June 2023

	Note	Unrestricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
<b>Income and endowments</b>				
Donations and legacies	5	50,000	50,000	149,950
Investment income	6	1,092,649	1,092,649	1,279,777
Other trading activities	7	1,790,501	1,790,501	2,090,000
Other income	8	–	–	9,500
<b>Total income</b>		<u>2,933,150</u>	<u>2,933,150</u>	<u>3,529,227</u>
<b>Expenditure</b>				
Expenditure on raising funds:				
Investment management costs	9	(177,332)	(177,332)	(124,147)
Expenditure on charitable activities	10,11	(3,051,794)	(3,051,794)	(3,036,983)
Other trading costs	15	(1,485,189)	(1,485,189)	(1,872,762)
<b>Total expenditure</b>		<u>(4,714,315)</u>	<u>(4,714,315)</u>	<u>(5,033,892)</u>
Net gains/(losses) on investments	18	501,703	501,703	(410,162)
<b>Net expenditure before tax</b>		<u>(1,279,462)</u>	<u>(1,279,462)</u>	<u>(1,914,827)</u>
Taxation	19	(3,055)	(3,055)	(16,356)
<b>Net expenditure for the year and net movement in funds</b>		<u>(1,282,517)</u>	<u>(1,282,517)</u>	<u>(1,931,183)</u>
<b>Reconciliation of funds</b>				
Total funds brought forward		<u>24,191,778</u>	<u>24,191,778</u>	26,122,961
<b>Total funds carried forward</b>		<u>22,909,261</u>	<u>22,909,261</u>	<u>24,191,778</u>

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

The notes on pages 14 to 27 form part of these financial statements.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Consolidated Balance Sheet**

**30 June 2023**

	Note	2023		2022	
		£	£	£	£
<b>Fixed assets</b>					
Tangible assets	22		2,961		5,924
Investments	23		<u>19,531,690</u>		<u>19,901,052</u>
			<b>19,534,651</b>		<b>19,906,976</b>
<b>Current assets</b>					
Stocks	24	960,105		2,863,737	
Debtors	25	3,420,994		3,583,438	
Cash at bank and in hand		<u>1,291,322</u>		<u>204,511</u>	
		<b>5,672,421</b>		<b>6,651,686</b>	
<b>Creditors: amounts falling due within one year</b>	26	<u>(319,004)</u>		<u>(340,958)</u>	
<b>Net current assets</b>			<b>5,353,417</b>		<b>6,310,728</b>
<b>Total assets less current liabilities</b>			<b>24,888,068</b>		<b>26,217,704</b>
<b>Creditors: amount falling due after more than one year</b>	27		<u>(1,978,807)</u>		<u>(2,025,926)</u>
<b>Net assets</b>			<u><b>22,909,261</b></u>		<u><b>24,191,778</b></u>
<b>Funds of the charity</b>					
Unrestricted funds			<u>22,909,261</u>		<u>24,191,778</u>
<b>Total charity funds</b>	29		<u><b>22,909,261</b></u>		<u><b>24,191,778</b></u>

These financial statements were approved by the board of trustees and authorised for issue on 17 April 2024, and are signed on behalf of the board by:

Mr A Warmberg  
Trustee

Mr S E Berkovits  
Trustee

The notes on pages 14 to 27 form part of these financial statements.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Company Balance Sheet**  
**30 June 2023**

	Note	2023		2022	
		£	£	£	£
<b>Fixed assets</b>					
Investments	23		21,349,434		21,709,130
<b>Current assets</b>					
Debtors	25	2,676,841		4,496,955	
Cash at bank and in hand		1,242,797		193,315	
			<u>3,919,638</u>		<u>4,690,270</u>
<b>Creditors: amounts falling due within one year</b>	26	<u>(506,524)</u>		<u>(307,216)</u>	
<b>Net current assets</b>			<u>3,413,114</u>		<u>4,383,054</u>
<b>Total assets less current liabilities</b>			<b>24,762,548</b>		<b>26,092,184</b>
<b>Creditors: amount falling due after more than one year</b>	27		<u>(1,853,287)</u>		<u>(1,900,406)</u>
<b>Net assets</b>			<u><b>22,909,261</b></u>		<u><b>24,191,778</b></u>
<b>Funds of the charity</b>					
Unrestricted funds			<u>22,909,261</u>		<u>24,191,778</u>
<b>Total charity funds</b>	29		<u><b>22,909,261</b></u>		<u><b>24,191,778</b></u>

These financial statements were approved by the board of trustees and authorised for issue on 17 April 2024, and are signed on behalf of the board by:

Mr A Warmberg  
Trustee

Mr S E Berkovits  
Trustee

Company registration number: 01498368

The notes on pages 14 to 27 form part of these financial statements.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Consolidated Statement of Cash Flows**  
**Year ended 30 June 2023**

	Unrestricted Funds 2023 £	Unrestricted Funds 2022 £
<b>Cash flows from operating activities</b>		
Net (expenditure)/income for the year	(1,282,517)	(1,931,183)
<i>Adjustments for:</i>		
Depreciation charges	2,963	2,963
Government grants	–	(9,500)
Net losses/(gains) on investments	(501,703)	410,162
Dividends, interest and rents from investments	(1,060,997)	(1,254,345)
Interest payable and similar charges	960	766
Taxation	3,055	16,356
Accrued expenses	16,140	2,960
<i>Changes in:</i>		
Stocks	1,296,117	127,946
Trade and other debtors	237,068	(16,407)
Trade and other creditors	(40,402)	198,153
Cash generated from operations	<u>(1,329,316)</u>	<u>(2,452,129)</u>
Interest paid	(960)	(766)
Interest received	138,239	125,555
Tax paid	(16,247)	–
Net cash used in operating activities	<u>(1,208,284)</u>	<u>(2,327,340)</u>
<b>Cash flows from investing activities</b>		
Dividends, interest and rents from investments	284,987	260,007
Proceeds of sale of investments	2,982,406	3,885,320
Purchase of investments	(940,679)	(1,687,663)
Net cash provided by investing activities	<u>2,326,714</u>	<u>2,457,664</u>
<b>Cash flows from financing activities</b>		
Repayments of borrowings	(31,619)	(63,030)
Government grants	–	9,500
Net cash used in financing activities	<u>(31,619)</u>	<u>(53,530)</u>
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>1,086,811</b>	<b>76,794</b>
<b>Cash and cash equivalents at beginning of year</b>	<b>204,511</b>	<b>127,717</b>
<b>Cash and cash equivalents at end of year</b>	<b><u>1,291,322</u></b>	<b><u>204,511</u></b>
<b>Analysis of cash and cash equivalents</b>		
Cash in hand	1,291,322	204,511
Overdraft facility	–	–
<b>Total cash and cash equivalents</b>	<b><u>1,291,322</u></b>	<b><u>204,511</u></b>

The notes on pages 14 to 27 form part of these financial statements.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements**  
**Year ended 30 June 2023**

**1. General information**

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is New Burlington House, 1075 Finchley Road, London, NW11 0PU.

**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)), the Charities Act 2011 and the Companies Act 2006.

**3. Accounting policies**

**Basis of preparation**

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

Tagmarsh Charity Limited meets the definition of a public benefit entity under FRS 102. The financial statements are prepared in sterling, rounded to the nearest whole pound which is the functional currency of the entity.

**Group financial statements**

The financial statements consolidate the audited results of the charity and its wholly owned subsidiaries, Grademoon Limited, Gradestar Limited and Gradelight Limited on a line-by-line basis. The financial statements of the subsidiary are made up to the same date as the holding charity, 30 June 2023. A separate Statement of Financial Activities and Income and Expenditure Account for the charity has not been presented because the charity has taken advantage of the exemption afforded by section 408 of the Companies Act 2006.

The charity has adopted the following disclosure exemption permitted by FRS 102 1.12 (b): The requirement to present a statement of cash flows.

**Going concern**

The financial statements have been prepared in accordance with the accounting principles appropriate to a going concern, as the trustees have a reasonable expectation that the group has adequate resources to continue to meet its liabilities as and when they fall due for the foreseeable future, based on the net current asset position of the group and available sources of finance.

**Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Accounting estimates and assumptions are made concerning the future and, by their nature, will rarely equal the related actual outcome. The key assumptions and other sources of estimation uncertainty that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are listed in note 33.



**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 30 June 2023**

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

**Investment in subsidiary undertaking**

Shareholdings acquired are initially recorded at cost and subsequently included at trustees' best estimate of fair value based on the net asset value. The net assets of the subsidiary undertaking reflect fair values of its underlying properties held for investment; any surplus or deficit on revaluation is recognised in the statement of financial activities.

**Investment property**

Investment properties are initially recognised at cost, being the fair value of consideration given, including transaction costs associated with the investment property.

After initial recognition, investment properties whose fair value can be measured reliably are held at fair value. Any gains or losses arising from changes in the fair value are recognised in the statement of financial activities in the year that they arise.

No depreciation is provided in respect of investment properties applying the fair value model.

**Investment in unincorporated joint venture syndicates**

The charity has investment in a number of unincorporated property joint venture syndicates. The investments are shown at cost. Income arising from such investments are shown in the statement of financial activities. All joint venture syndicates have made up their accounts to 31 March 2023 and the results are included on this basis.

**Acquisitions and disposals of properties**

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

**Stocks**

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of construction and other costs incurred in the course of the development of the stocks.

**Cash at bank and in hand**

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar accounts.

**Financial instruments**

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

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

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

**4. Legal status of the charity**

The charity is limited by guarantee and does not have a share capital. The liability of each member in the event of winding up is limited to £1. The articles of association of the charity preclude the distribution of assets to the members of the charity and accordingly a reconciliation of shareholders' funds is inappropriate.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 30 June 2023**

**5. Donations and legacies**

	<b>Total Funds</b>	Total Funds
	<b>2023</b>	2022
	£	£
Donations received	<u>50,000</u>	<u>149,950</u>

No restrictions were attached to any donations received.

**6. Investment income**

	<b>Total Funds</b>	Total Funds
	<b>2023</b>	2022
	£	£
Income from UK investment properties	316,637	285,440
Net income from joint ventures	563,147	805,960
Other interest receivable	212,865	188,377
	<u>1,092,649</u>	<u>1,279,777</u>

**7. Other trading activities**

	<b>Total Funds</b>	Total Funds
	<b>2023</b>	2022
	£	£
Sale proceeds from UK properties	<u>1,790,501</u>	<u>2,090,000</u>

**8. Other income**

	<b>Total Funds</b>	Total Funds
	<b>2023</b>	2022
	£	£
Covid-19 Government Support	<u>–</u>	<u>9,500</u>

**9. Investment management costs**

	<b>Total Funds</b>	Total Funds
	<b>2023</b>	2022
	£	£
Investment property expenses	<u>177,332</u>	<u>124,147</u>

**10. Expenditure on charitable activities by fund type**

	<b>Total Funds</b>	Total Funds
	<b>2023</b>	2022
	£	£
Grants and donations	2,897,720	2,892,792
Support costs	154,074	144,191
	<u>3,051,794</u>	<u>3,036,983</u>

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2023**

**11. Expenditure on charitable activities by activity type**

	Activities undertaken directly £	Support costs £	<b>Total funds 2023 £</b>	Total fund 2022 £
Grants and donations	2,897,720	111,448	<b>3,009,168</b>	3,010,657
Governance costs	–	42,626	<b>42,626</b>	26,326
	<u>2,897,720</u>	<u>154,074</u>	<u><b>3,051,794</b></u>	<u>3,036,983</u>

**12. Analysis of grants to institutions**

	2023 £
Advancement of Health and Saving of Lives	214,180
Advancement of Education	800,052
Relief of Poverty	270,972
Advancement of the Jewish Religion	544,998
Grants to other Grant Making Charity	1,067,518
Total grants	<u>2,897,720</u>

**13. Analysis of institutional grants**

	2023 £
Berosa Charity Limited	800,000
Chasdei Aharon Limited	89,000
Friends of Beis Chinuch Lebonos Trust	98,000
Friends of Beis Soroh Schneirer	79,500
Friends of Mercaz Hatorah Belz Macnivka	127,120
Friends of Wiznitz Limited	207,000
Lehachzikom UK	75,000
Grants to other institutions (< £50,000)	549,500
Live and Learn	74,500
Mifal Hachesed Vehatzedokoh	137,500
One Heart - Lev Echod	106,600
Rise and Shine	60,000
Start Upright	64,000
Tchabe Kolllel Limited	130,000
The Wineburg Foundation	300,000
Total grants	<u>2,897,720</u>

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2023

#### 14. Analysis of support costs

	<b>Total Funds</b>	Total Funds
	<b>2023</b>	2022
	£	£
General office	<b>111,448</b>	117,865
Governance costs	<b>41,666</b>	25,560
Finance costs	<b>960</b>	766
	<u><b>154,074</b></u>	<u>144,191</u>

#### 15. Other trading costs

	<b>Total Funds</b>	Total Funds
	<b>2023</b>	2022
	£	£
Property trading cost of sales	<u><b>1,485,189</b></u>	<u>1,872,762</u>

The property trading activities were carried out by the subsidiary undertaking.

#### 16. Staff costs and emoluments

The aggregate payroll costs for the group were:

	<b>2023</b>	2022
	£	£
Wages and salaries	<u><b>101,666</b></u>	<u>128,614</u>

The average number of persons employed by the group during the year amounted to 7 (2022: 9).

The Trustees are considered the key management personnel.

#### 17. Trustee remuneration and expenses

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

#### 18. Net gains/(losses) on investments

	<b>Total Funds</b>	Total Funds
	<b>2023</b>	2022
	£	£
Unrealised gains/(losses) on investments	<b>444,766</b>	(5,383)
Gains/(losses) on investment assets	<u><b>56,937</b></u>	<u>(404,779)</u>
	<u><b>501,703</b></u>	<u>(410,162)</u>

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 30 June 2023**

**19. Taxation**

	2023	2022
	£	£
<b>Current tax</b>		
Current year	<u>3,055</u>	<u>16,356</u>
<b>Taxation</b>	<u>3,055</u>	<u>16,356</u>

All tax is recognised in the consolidated income and expenditure account.

**Reconciliation of tax expense**

The tax assessed on the net income for the year is higher than the standard rate of corporation tax in the UK of 19% (2022: 19%).

	2023	2022
	£	£
Net expenditure before tax	<u>(1,279,462)</u>	<u>(1,914,827)</u>
Net expenditure by rate of tax	<u>(243,098)</u>	(363,817)
Non-taxable income and expenses	245,515	277,155
Timing difference on depreciation and capital allowances	563	563
Timing difference on gift aid	–	102,455
Impact on change in tax rate	75	–
<b>Taxation</b>	<u>3,055</u>	<u>16,356</u>

**20. Net movement in funds**

This is stated after charging:

	2023	2022
	£	£
Fees payable for the audit of the financial statements	<u>33,300</u>	<u>27,960</u>

**21. The results attributable to the parent charity**

During the year, the gross income attributable to the parent charity was £1,328,107 (2022: £1,991,355) and the net movement in funds was £-1,282,517 (2022: £-1,931,183).

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2023**

**22. Tangible assets**

**Group**

	Motor vehicles £	Total £
<b>Cost</b>		
At 1 July 2022	11,850	<b>11,850</b>
Additions	–	–
Disposal	–	–
<b>At 30 June 2023</b>	<u>11,850</u>	<u><b>11,850</b></u>
<b>Depreciation</b>		
At 1 July 2022	5,926	<b>5,926</b>
Charge for the year	2,963	<b>2,963</b>
Disposal	–	–
<b>At 30 June 2023</b>	<u>8,889</u>	<u><b>8,889</b></u>
<b>Carrying amount</b>		
<b>At 30 June 2023</b>	<u>2,961</u>	<u><b>2,961</b></u>
At 30 June 2022	<u>5,924</u>	<u>5,924</u>

**23. Investments**

**Group - UK investment property - Freehold property**

	2023 £	2022 £
Market value at 1 July	<b>11,159,000</b>	11,152,241
Additions	<b>636,564</b>	12,142
Disposals	<b>(2,424,000)</b>	–
Revaluation	<b>444,766</b>	(5,383)
Market value at 30 June	<u><b>9,816,330</b></u>	<u>11,159,000</u>
Historical cost at 30 June	<u><b>7,373,712</b></u>	<u>7,995,744</u>

**Group – Other UK investments - Joint venture syndicates**

	2023 £	2022 £
Cost at 1 July	<b>8,742,052</b>	10,550,670
Capital introduced	<b>911,630</b>	1,675,521
Surplus for the year	<b>563,147</b>	805,960
Withdrawals	<b>(502,787)</b>	(3,885,320)
Gains/(losses) on disposals	<b>1,318</b>	(404,779)
Cost at 30 June	<u><b>9,715,360</b></u>	<u>8,742,052</u>

**Group- Analysis of investments at 30 June between funds**

	2023 £	2022 £
<b>Other</b>		
UK investment property	<b>9,816,330</b>	11,159,000
Other UK investments	<b>9,715,360</b>	8,742,052
	<u><b>19,531,690</b></u>	<u>19,901,052</u>

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2023**

**23. Investments (continued)**

The group has investments in a number of property joint venture syndicates as follows:

	<b>Group</b>	<b>Company</b>	<b>Group</b>	<b>Company</b>
	<b>2023</b>	<b>2023</b>	<b>2022</b>	<b>2022</b>
	<b>No.</b>	<b>No.</b>	<b>No.</b>	<b>No.</b>
<b>Percentage holdings</b>				
Less than 20%	1	1	2	2
20% - 50%	15	15	14	14
More than 50%	–	–	–	–
	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>

The aggregate balance sheets of the unincorporated property joint venture syndicates are as follows:

**Group**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Investment properties at cost	<b>94,182,786</b>	88,922,459
Net current assets	<b>5,352,734</b>	5,209,569
Bank loans: amounts falling due after more than one year	<b>(60,311,464)</b>	(58,938,412)
Net assets	<u><b>39,224,056</b></u>	<u>35,193,616</u>
Group's share of net assets	<u><b>9,715,360</b></u>	<u>8,742,052</u>

**Company - UK investment property - Freehold property**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Market value at 1 July	<b>11,159,000</b>	11,152,241
Additions	<b>644,049</b>	12,142
Disposals	<b>(2,424,000)</b>	–
Revaluation	<b>437,281</b>	(5,383)
Market value at 30 June	<u><b>9,816,330</b></u>	<u>11,159,000</u>
Historical cost at 30 June	<u><b>7,381,197</b></u>	<u>7,995,744</u>

**Company - Other UK investments - Joint venture syndicates**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Cost at 1 July	<b>8,742,052</b>	10,550,670
Capital introduced	<b>911,630</b>	1,675,521
Surplus for the year	<b>563,147</b>	805,960
Withdrawals	<b>(502,787)</b>	(3,885,320)
Gains/(losses) on disposals	<b>1,318</b>	(404,779)
Cost at 30 June	<u><b>9,715,360</b></u>	<u>8,742,052</u>

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2023

#### 23. Investments *(continued)*

##### Company - Analysis of investments at 30 June between funds

	2023 £	2022 £
<b>Other</b>		
UK Investment property	9,816,330	11,159,000
Other UK investments	9,715,360	8,742,052
UK Group Undertaking	1,817,744	1,808,078
	<u>21,349,434</u>	<u>21,709,130</u>

No depreciation has been provided in respect of investment properties, applying the fair value model. The group carries its investment properties at fair value, with changes in fair value being recognised in statement of financial activities. The trustees revalued the group's investment properties as at 30 June 2023 using techniques detailed below together with their knowledge of the UK property market. Investment properties fair value are based on valuations by the trustees assessed from their experience in the property market and having regard to many factors including the individual nature of each property, its location and expected future net rental values, market yields and comparable market transactions.

The UK Group Undertaking represents 100% of the issued share capital of Grademoon Limited, Gradestar Limited and Gradelight Limited. Grademoon Limited, Gradestar Limited and Gradelight Limited are incorporated and operating in England. The registered office of the subsidiaries is New Burlington House, 1075 Finchley Road, London NW11 0PU. The investment is stated at trustees best estimate of market value.

A summary of the income, expenditure and net profit or loss for the reporting period of each subsidiary is as follows:

Company Name	Gross Income £	Expenditure £	Donations paid to Parent Charity £	Net Profit or (loss) £
<b>Year Ended 30 June 2023</b>				
Grademoon Limited	2,649,997	(2,390,259)	(250,000)	9,738
Gradestar Limited	-	-	-	-
Gradelight Limited	-	(72)	-	(72)
<b>Year Ended 30 June 2022</b>				
Grademoon Limited	1,735,259	(1,632,306)	(600,000)	(497,047)
Gradestar Limited	-	(823)	-	(823)
Gradelight Limited	595,000	(569,604)	-	25,396

The assets, liabilities and funds of each subsidiary undertakings at the end of the reporting period were as follows:

Company Name	Assets £	Liabilities £	Capital & Reserves £
<b>As at 30 June 2023</b>			
Grademoon Limited	4,046,378	(2,245,105)	1,801,273
Gradestar Limited	14,174	(600)	13,574
Gradelight Limited	4,193	(1,296)	2,897
UK Group Undertaking			<u>1,817,744</u>
<b>As at 30 June 2022</b>			
Grademoon Limited	6,434,848	(4,643,313)	1,791,535
Gradestar Limited	14,774	(1,200)	13,574
Gradelight Limited	28,204	(25,235)	2,969
UK Group Undertaking			<u>1,808,078</u>

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2023

#### 24. Stocks

	Group 2023 £	Company 2023 £	Group 2022 £	Company 2022 £
UK trading properties	<u>960,105</u>	<u>–</u>	<u>2,863,737</u>	<u>–</u>

#### 25. Debtors

	Group 2023 £	Company 2023 £	Group 2022 £	Company 2022 £
Trade debtors	36,585	34,973	61,394	59,319
Amounts owed by group undertakings	–	2,086,868	–	4,437,636
Other debtors	<u>3,384,409</u>	<u>555,000</u>	<u>3,522,044</u>	<u>–</u>
	<u>3,420,994</u>	<u>2,676,841</u>	<u>3,583,438</u>	<u>4,496,955</u>

Included in other debtors of the charity's subsidiary undertaking is loan of £2,450,000 (2022: £2,450,000) due from Actcell Limited which is a related party by virtue of common directors. The loan is secured, and interest is charged per annum at the rate of 6.25%. Also included in other debtors of the charity's subsidiary undertaking is £Nil (2022: £604,280) due from Pride Autos (UK) Limited, the director of which is a close family member of one of the trustees of this company. Interest is charged per annum at the rate of 7% above the Bank of England base rate. Also, included in other debtors is £589,900 (2022: £Nil) due from Berosa Charity Limited, a charity with common trustees.

#### 26. Creditor: amounts falling due within one year

	Group 2023 £	Company 2023 £	Group 2022 £	Company 2022 £
Bank loans and overdrafts	42,000	42,000	26,500	26,500
Trade creditors	819	–	11,687	–
Amounts owed by group undertakings	–	203,766	–	41,125
Corporation tax	3,164	–	16,356	–
Social security and other taxes	756	–	936	–
Other creditors	<u>272,265</u>	<u>260,758</u>	<u>285,479</u>	<u>239,591</u>
	<u>319,004</u>	<u>506,524</u>	<u>340,958</u>	<u>307,216</u>

The bank loans are secured over two investments of the charity (see note 27).

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

	Group 2023 £	Company 2023 £	Group 2022 £	Company 2022 £
Bank loans and overdrafts	1,853,287	1,853,287	1,900,406	1,900,406
Other creditors	<u>125,520</u>	<u>–</u>	<u>125,520</u>	<u>–</u>
	<u>1,978,807</u>	<u>1,853,287</u>	<u>2,025,926</u>	<u>1,900,406</u>

Included in bank loans and overdraft is a Unity Trust Bank loan of £1,258,163 which is repayable in July 2028 and interest is charged at 2.75% per annum above the Unity Trust Bank's base rate. The bank loan is secured over one of the investments of the charity.

Also, included in bank loans and overdraft is an additional Unity Trust Bank loan of £654,079 which is repayable in November 2029 and interest is charged at 2.95% per annum above the base rate of the Bank of England. The bank loan is secured over one of the investments of the charity.

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2023

#### 28. Analysis of charitable funds

##### Unrestricted funds

	At 1 July 2022	Income	Expenditure	Net gains/(losses) on revaluation	At 30 June 2023
	£	£	£	£	£
General funds	<u>24,191,778</u>	<u>2,933,150</u>	<u>(4,717,370)</u>	<u>501,703</u>	<u>22,909,261</u>
	At 1 July 2021	Income	Expenditure	Net gains on revaluation	At 30 June 2022
	£	£	£	£	£
General funds	<u>26,122,961</u>	<u>3,529,227</u>	<u>(5,050,248)</u>	<u>(410,162)</u>	<u>24,191,778</u>

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

##### Group

	Tangible assets and Investments	Net current assets	Long term liabilities	Total Funds 2023
	£	£	£	£
Unrestricted Funds	<u>19,534,651</u>	<u>5,353,417</u>	<u>(1,978,807)</u>	<u>22,909,261</u>

##### Company

	Tangible assets and Investments	Net current assets	Long term liabilities	Total Funds 2023
	£	£	£	£
Unrestricted Funds	<u>21,349,434</u>	<u>3,413,114</u>	<u>(1,853,287)</u>	<u>22,909,261</u>

##### Group

	Tangible assets and Investments	Net current assets	Long term liabilities	Total Funds 2022
	£	£	£	£
Unrestricted Funds	<u>19,906,976</u>	<u>6,310,728</u>	<u>(2,025,926)</u>	<u>24,191,778</u>

##### Company

	Tangible assets and Investments	Net current assets	Long term liabilities	Total Funds 2022
	£	£	£	£
Unrestricted Funds	<u>21,709,130</u>	<u>4,383,054</u>	<u>(1,900,406)</u>	<u>24,191,778</u>

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 30 June 2023**

**30. Financial instruments**

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

	<b>Group 2023 £</b>	<b>Company 2023 £</b>	<b>Group 2022 £</b>	<b>Company 2022 £</b>
<b>Financial assets measured at fair value through income and expenditure</b>				
Investment in subsidiary	–	<u>1,817,744</u>	–	<u>1,808,078</u>
<b>Financial assets measured at amortised cost</b>	<u>4,712,316</u>	<u>3,919,638</u>	<u>3,787,949</u>	<u>4,690,270</u>
<b>Financial liabilities measured at amortised cost</b>	<u>2,297,811</u>	<u>2,359,811</u>	<u>2,366,884</u>	<u>2,207,622</u>

**31. Analysis of changes in net debt**

	<b>At 1 Jul 2022 £</b>	<b>Cash flows £</b>	<b>At 30 Jun 2023 £</b>
Cash at bank	<u>204,511</u>	<u>1,086,811</u>	<u>1,291,322</u>
Bank loans and mortgages	<u>204,511</u> <u>(1,946,926)</u>	<u>1,086,811</u> <u>34,684</u>	<u>1,291,322</u> <u>(1,912,242)</u>
<b>Total</b>	<u>(1,742,415)</u>	<u>1,121,495</u>	<u>(620,920)</u>

**32. Related parties**

During the year, the charity donated £800,000 (2022: £Nil) to Berosa Charity Limited, £300,000 (2022: £450,000) to The Wineburg Foundation, £18,250 (2022: £135,000) to Friends of Toldos Avrohom Yitzchok, £Nil (2022: £150,000) to The Ma'os Yesomim Charitable Trust and £10,500 (2022: £22,150) to S & J Charitable Trust, charities with common trustees.

During the year, the charity's subsidiary undertaking, Grademoon Limited charged interest of £153,125 (2022: £138,856) at rate of 6.25% to Actcell Limited, a company with common directors.

During the year, the charity's subsidiary undertaking, Grademoon Limited charged interest of £38,093 (2022: £44,723) at rate of 7% above the Bank of England base rate to Pride Autos (UK) Limited, the director of which is a close family member of one of the trustees of this company.

During the year, the charity's subsidiary undertaking, Grademoon Limited was charged rental of £25,000 (2022: £25,000) by Mogul Estates Limited, a company with common directors.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 30 June 2023**

**33. Accounting estimates and judgements**

**Investment properties**

The trustees revalued the group's investment properties as at 30 June 2023 using techniques detailed below together with their knowledge of the UK property market. Investment properties fair value are based on valuations by the trustees assessed from their experience in the property market and having regard to many factors including the individual nature of each property, its location and expected future net rental values, market yields and comparable market transactions.

**Stock**

The group carries its stock of properties at lower of cost and net realisable value. The original property costs are estimated to be lower than the net realisable value.

**Loan debtors**

Management uses details of the age of loan debtors and the status of any disputes together with external evidence of the credit status of the counterparty in making judgements concerning any need to impair the carrying values.

**Investment in joint venture syndicates**

The charity has investments in a number of unincorporated property joint venture syndicates. Income arising from investment are shown in the statement of financial activities. The joint venture syndicates have prepared accounts for the year end 31 March 2023 and the results are included on this basis. The syndicates' results for the period 1 April to 30 June 2023 are not available and the management has made a judgement on a cost/benefit analysis that the investments should not include a provision for such results.

**Useful economic lives of tangible assets**

The annual depreciation charge for tangible assets is sensitive to changes in the estimated useful economic lives and residual value of the assets. The useful economic lives and residual values are re-assessed annually. They are amended when necessary to reflect current estimates, based on economic utilisation and the physical condition of the assets.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Management Information**  
**Year ended 30 June 2023**

The following pages do not form part of the statutory financial statements which are the subject of the independent auditor's report on pages 5 to 9.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Statement of Financial Activities**  
**(including the income and expenditure account)**  
**Year ended 30 June 2023**

	<b>Unrestricted funds 2023 £</b>	Unrestricted funds 2022 £
<b>Income and endowments</b>		
Donations and legacies	<b>300,000</b>	749,950
Investment income	<b>1,028,107</b>	1,241,405
<b>Total income</b>	<b><u>1,328,107</u></b>	<u>1,991,355</u>
<b>Expenditure</b>		
Expenditure on raising funds:		
Investment management costs	<b>(174,365)</b>	(120,784)
Expenditure on charitable activities	<b>(2,940,143)</b>	(2,919,118)
<b>Total expenditure</b>	<b><u>(3,114,508)</u></b>	<u>(3,039,902)</u>
Net gains/(losses) on investments	<b>503,884</b>	(882,636)
<b>Net expenditure and net movement in funds</b>	<b><u>(1,282,517)</u></b>	<u>(1,931,183)</u>
<b>Reconciliation of funds</b>		
Total funds brought forward	<b>24,191,778</b>	26,122,961
<b>Total funds carried forward</b>	<b><u>22,909,261</u></b>	<u>24,191,778</u>

**TAGMARSH CHARITY LIMITED**

England & Wales - Charity number 281297

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# Accounts

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**COMPANY REGISTRATION NUMBER: 01498368**  
**CHARITY REGISTRATION NUMBER: 281297**

**TAGMARSH CHARITY LIMITED**  
**COMPANY LIMITED BY GUARANTEE**  
**CONSOLIDATED FINANCIAL STATEMENTS**  
**30 JUNE 2022**

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

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Index to the Financial Statements**  
**Year ended 30 June 2022**

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Consolidated statement of cash flow	<b>13</b>
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# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2022

The trustees, who are also the directors for the purposes of company law, have pleasure in presenting their report, including a strategic report, together with consolidated financial statements of the charity and its subsidiaries for the year ended 30 June 2022, which are also prepared to meet the requirements for a directors' report for Companies Act purposes.

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

#### Reference and administrative details

**Registered charity name** Tagmarsh Charity Limited (the "charity")

**Charity registration number** 281297

**Company registration number** 01498368

**Principal office and registered office** New Burlington House  
1075 Finchley Road  
London  
NW11 0PU

**The trustees** B Bard  
R Berkovits (retired 30 November 2022)  
S Sinitsky  
S E Berkovits  
A Warmberg

**Company secretary** S E Berkovits

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

**Bankers** Barclays Bank Plc  
99 Hatton Garden  
London  
EC1 8DN

**Solicitors** Kuit Steinart Levy  
3 St Mary's Parsonage  
Manchester  
M3 2RD

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2022

#### Structure, governance and management

##### Governing documents

The charity is constituted as a company limited by guarantee and as such, its governing documents are its Memorandum and Articles of Association.

Its registered charity number is 281297 and its company registration number is 01498368.

##### Appointment, training, and recruitment of trustees

The trustees (as directors for company law purposes) may at any time co-opt any individual who is qualified to be appointed as a trustee to fill a vacancy in their number or as an additional trustee.

New trustees are subject to trustee induction training which includes an understanding of the content of the Memorandum and Articles of Association, their legal obligations under Charity Act and Company Law, the organisational structure of Tagmarsh Charity Limited and the recent financial performance of the charity. Trustees are encouraged to attend appropriate external training events which enhance their knowledge and skill thereby improving the performance of their role.

##### Group structure and relationships

The charity has the following wholly owned non-charitable subsidiaries:

- Gradelight Limited – a property trading company (company number 12249845)
- Grademoon Limited - a property trading company (company number 01066146)
- Gradestar Limited – a property trading company (company number 12249889)

Certain of the trustees of the charity are directors of these subsidiaries.

##### Management of the group

The trustees administer the day-to-day affairs of the charity. Trustees seek advice from their Accountants and other professionals on a regular basis to ensure regulatory compliance.

##### Related parties and co-operations with other organisations

None of our trustees receive remuneration or other benefit from their work with the charity. Any connection between a trustee of the charity with a supplier company must be disclosed to the full board of trustees in the same way as any other contractual relationship with a related party. None of the trustees have any beneficial interest in the charity. All related party transactions have been disclosed in the consolidated financial statements.

##### Objectives and activities

The charity is established to advance religion in accordance with the Orthodox Jewish Faith and for such purposes as are recognised by English Law as charitable and in furtherance of the aforementioned objects.

The charity's principle activity throughout the year was the provision and distribution of donations and grants to other charitable institutions and organisations. The charity aims to maximise its grants and donations on an annual basis.

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 and setting the grant making policy for the year.

##### Grant making policy

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

##### Strategic report

The following sections describing the achievements and performance and separately, the financial review form the strategic report of the charity.

##### Achievements and performance

During the year, the charity continued its philanthropic activities in support of poverty, religion, education and other charitable institutions and the aggregate donations were paid in the sum of £2,892,792 (2021: £2,025,271).

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2022

##### **Achievements and performance** *(continued)*

The benefits that these charities provide include:

- Provision of basic necessities and financial support to the poor;
- Relief of suffering in regard to illness and disabilities;
- Jewish education and places of worship for the Jewish community.

The charity measures its success by the amount of grants and donations distributed to charitable institutions in accordance with its objectives.

The charity and its subsidiary undertaking's direct investments in UK property realised a gross income of £2,375,440 (2021: £3,506,682). The charity and its subsidiary undertaking's indirect investments via joint ventures in UK property realised a net income of £805,960 (2021: £662,896).

##### **Financial review**

The charity continued its activities in support of charitable organisations and during the year the charity donated over £2.8 million.

The charity's wholly owned trading subsidiaries, Grademoon Limited and Gradelight Limited continued to trade well, and concentrated its efforts on a number of new property developments which achieved strong profits in the year. Gradestar Limited did not achieve any sales during the year.

##### **Risk management**

The trustees have a risk management strategy which comprises:

- an annual review of the principal risks and uncertainties that the charity face;
- the establishment of policies, systems and procedures to mitigate those risks identified in the annual review;
- the implementation of procedures designed to minimise or manage any potential impact on the charity should those risks materialise.

This work has identified that financial sustainability is the major financial risk for the group. A key element in the management of financial risk is a regular review of available liquid funds to satisfy grant requests and settle debt as they fall due to ensure sufficient working capital by the charity and its subsidiary companies.

The key operations risks to the group include liabilities arising from property trading and investment activities, default of tenants and damage to investments. The group seek to manage or mitigate such risks wherever possible through measures including insurance, tenant screening and monitoring, rigorous reviews of acquisition and investment opportunities, external expert advice and regular monitoring of the economic outlook. The trustees are satisfied that these systems and procedures mitigate any perceived risks.

##### **Reserves policy**

At the year-end £24,191,778 (2021: £26,122,961) was held as unrestricted funds in the group. Included within this are fixed assets of £19,906,976 (2021: £21,711,798) and free reserves of £204,511 (2021: £127,717).

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

##### **Plans for future periods**

The trustees, whilst being of the opinion that sufficient funds are required to be retained within the group in order to maintain and finance its investment portfolio, and thereby its financial return, however, the trustees are actively considering a policy of substantially increasing the rate and quantum of donations made by the charity in those charitable areas which would justify such an approach.

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2022

#### Investment Powers, Policy and Objectives

Under the Memorandum and Articles of Association, the charity has the power to make any investment, which the trustees see fit. The trustees regularly review the charity's position and needs in respect of the investment policy. The trustees believe their experience within the UK investment property market will maximise the charity's income from its investments.

#### Key Performance Indicators

The trustees monitor the group's performance against the strategic objectives on a regular basis. Performance is assessed against the strategy and expectations using financial and non-financial indicators. The key financial performance indicators used by the group are as follows:

	2022	2021
	£	£
Grants and donations received	149,950	405,000
Grants and donations paid	2,892,792	2,025,271

During the year, the charity donated funds to 108 (2021: 100) different charitable institutions.

#### Trustees' responsibilities statement

The charity trustees (who are also directors of Tagmarsh Charity Limited for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charitable company and the group and the incoming resources and application of resources, including the income and expenditure, of the charitable group 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;
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

#### Statement as to disclosure to our auditors

Each of the persons who is a trustee at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the charity's auditor is unaware; and
- they have taken all steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

#### Auditor

Cohen Arnold is deemed to have been re-appointed under section 487 of the Companies Act 2006.

The trustees' annual report and the strategic report were approved on 27 April 2023 and signed on behalf of the board of trustees by:

S E Berkovits  
Trustee

# **Tagmarsh Charity Limited**

## **Company Limited by Guarantee**

### **Independent Auditor's Report to the Members of Tagmarsh Charity Limited**

**Year ended 30 June 2022**

#### **OPINION**

We have audited the financial statements of Tagmarsh Charity Limited (the 'parent charity') and its subsidiaries (the 'group') for the year ended 30 June 2022 which comprise the consolidated statement of financial activities (including consolidated income and expenditure account), consolidated balance sheet, the company balance sheet, consolidated 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 group's and of the parent charity's affairs as at 30 June 2022 and of the group's 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 Companies Act 2006 and 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 group 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 group's or 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.

# **Tagmarsh Charity Limited**

## **Company Limited by Guarantee**

### **Independent Auditor's Report to the Members of Tagmarsh Charity Limited**

*(continued)*

**Year ended 30 June 2022**

#### **OTHER INFORMATION**

The other information comprises the information included in the trustees' 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.

#### **OPINIONS ON OTHER MATTERS PRESCRIBED BY THE COMPANIES ACT 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' annual report including the strategic report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' annual report including the strategic report has been prepared in accordance with applicable legal requirements.

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

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

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the parent charity, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent charity financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

# **Tagmarsh Charity Limited**

## **Company Limited by Guarantee**

### **Independent Auditor's Report to the Members of Tagmarsh Charity Limited**

*(continued)*

**Year ended 30 June 2022**

#### **RESPONSIBILITIES OF TRUSTEES**

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors for the purposes of company law) 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 group's and the parent 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 group or the parent charity or to cease operations, or have no realistic alternative but to do so.

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

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

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

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the group through discussion with the trustees and directors and identified financial reporting legislation and charity legislation as being most significant to these financial statements.
- We communicated these identified frameworks amongst our audit team and remained alert to any indications of non-compliance throughout the audit. We ensured that the engagement team had sufficient competence and capability to identify or recognise non-compliance with the laws and regulations.
- We discussed with the trustees and directors the policies and procedures regarding compliance with these legal and regulatory frameworks.
- We assessed the susceptibility of the group's financial statements to material misstatement due to non-compliance with legal and regulatory frameworks, including how fraud might occur, by enquiry with the trustees during the planning and finalisation phases stages 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.

# **Tagmarsh Charity Limited**

## **Company Limited by Guarantee**

### **Independent Auditor's Report to the Members of Tagmarsh Charity Limited**

*(continued)*

#### **Year ended 30 June 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 group's 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 group's or the parent 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 group or the parent 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.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

# **Tagmarsh Charity Limited**

## **Company Limited by Guarantee**

### **Independent Auditor's Report to the Members of Tagmarsh Charity Limited** *(continued)*

#### **Year ended 30 June 2022**

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.

Cohen Arnold is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

#### **USE OF OUR REPORT**

This report is made solely to the charity's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. 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.

Joshua Neumann FCA (Senior Statutory Auditor)

For and on behalf of  
Cohen Arnold  
Chartered accountant & statutory auditor

New Burlington House  
1075 Finchley Road  
LONDON  
NW11 0PU

Our audit was completed on 27 April 2023 and our opinion was expressed at that date.

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

Year ended 30 June 2022

	Note	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
<b>Income and endowments</b>				
Donations and legacies	5	149,950	149,950	405,000
Investment income	6	1,279,777	1,279,777	1,113,530
Other trading activities	7	2,090,000	2,090,000	3,224,500
Other income	8	9,500	9,500	46,500
<b>Total income</b>		<u>3,529,227</u>	<u>3,529,227</u>	<u>4,789,530</u>
<b>Expenditure</b>				
Expenditure on raising funds:				
Investment management costs	9	(124,147)	(124,147)	(127,942)
Expenditure on charitable activities	10,11	(3,036,983)	(3,036,983)	(2,222,671)
Other trading costs	15	(1,872,762)	(1,872,762)	(2,483,050)
<b>Total expenditure</b>		<u>(5,033,892)</u>	<u>(5,033,892)</u>	<u>(4,833,663)</u>
Net (losses)/gains on investments	18	(410,162)	(410,162)	955,227
<b>Net (expenditure)/income before tax</b>		<u>(1,914,827)</u>	<u>(1,914,827)</u>	<u>911,094</u>
Taxation	19	(16,356)	(16,356)	–
<b>Net (expenditure)/income for the year and net movement in funds</b>		<u>(1,931,183)</u>	<u>(1,931,183)</u>	<u>911,094</u>
<b>Reconciliation of funds</b>				
Total funds brought forward		<u>26,122,961</u>	<u>26,122,961</u>	25,211,867
<b>Total funds carried forward</b>		<u>24,191,778</u>	<u>24,191,778</u>	<u>26,122,961</u>

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

The notes on pages 14 to 27 form part of these financial statements.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Consolidated Balance Sheet**

**30 June 2022**

	Note	2022 £	£	2021 £	£
<b>Fixed assets</b>					
Tangible assets	22		5,924		8,887
Investments	23		<u>19,901,052</u>		<u>21,702,911</u>
			<b>19,906,976</b>		<b>21,711,798</b>
<b>Current assets</b>					
Stocks	24	2,863,737		2,991,683	
Debtors	25	3,583,438		3,508,208	
Cash at bank and in hand		<u>204,511</u>		<u>127,717</u>	
		<b>6,651,686</b>		<b>6,627,608</b>	
<b>Creditors: amounts falling due within one year</b>	26	<u>(340,958)</u>		<u>(170,989)</u>	
<b>Net current assets</b>			<b>6,310,728</b>		<b>6,456,619</b>
<b>Total assets less current liabilities</b>			<b>26,217,704</b>		<b>28,168,417</b>
<b>Creditors: amount falling due after more than one year</b>	27		<u>(2,025,926)</u>		<u>(2,045,456)</u>
<b>Net assets</b>			<u><b>24,191,778</b></u>		<u><b>26,122,961</b></u>
<b>Funds of the charity</b>					
Unrestricted funds			<u>24,191,778</u>		<u>26,122,961</u>
<b>Total charity funds</b>	29		<u><b>24,191,778</b></u>		<u><b>26,122,961</b></u>

These financial statements were approved by the board of trustees and authorised for issue on 27 April 2023, and are signed on behalf of the board by:

Mr A Warmberg  
Trustee

Mr S E Berkovits  
Trustee

The notes on pages 14 to 27 form part of these financial statements.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**

**Company Balance Sheet**

**30 June 2022**

	Note	2022		2021	
		£	£	£	£
<b>Fixed assets</b>					
Investments	23		21,709,130		23,983,463
<b>Current assets</b>					
Debtors	25	4,496,955		4,071,821	
Cash at bank and in hand		193,315		127,617	
		<u>4,690,270</u>		<u>4,199,438</u>	
<b>Creditors: amounts falling due within one year</b>	26	<u>(307,216)</u>		<u>(140,004)</u>	
<b>Net current assets</b>			<u>4,383,054</u>		<u>4,059,434</u>
<b>Total assets less current liabilities</b>			<b>26,092,184</b>		<b>28,042,897</b>
<b>Creditors: amount falling due after more than one year</b>	27		<u>(1,900,406)</u>		<u>(1,919,936)</u>
<b>Net assets</b>			<u><b>24,191,778</b></u>		<u><b>26,122,961</b></u>
<b>Funds of the charity</b>					
Unrestricted funds			<u>24,191,778</u>		<u>26,122,961</u>
<b>Total charity funds</b>	29		<u><b>24,191,778</b></u>		<u><b>26,122,961</b></u>

These financial statements were approved by the board of trustees and authorised for issue on 27 April 2023, and are signed on behalf of the board by:

Mr A Warmberg  
Trustee

Mr S E Berkovits  
Trustee

Company registration number: 01498368

The notes on pages 14 to 27 form part of these financial statements.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Consolidated Statement of Cash Flows**  
**Year ended 30 June 2022**

	<b>Unrestricted Funds 2022 £</b>	Unrestricted Funds 2021 £
<b>Cash flows from operating activities</b>		
Net (expenditure)/income for the year	<b>(1,931,183)</b>	911,094
<i>Adjustments for:</i>		
Depreciation charges	<b>2,963</b>	2,963
Government grants	<b>(9,500)</b>	(46,500)
Net losses/(gains) on investments	<b>410,162</b>	(955,227)
Dividends, interest and rents from investments	<b>(1,254,345)</b>	(1,083,329)
Interest payable and similar charges	<b>766</b>	34,712
Taxation	<b>16,356</b>	–
Accrued expenses	<b>2,960</b>	13,600
<i>Changes in:</i>		
Stocks	<b>127,946</b>	(515,886)
Trade and other debtors	<b>(16,407)</b>	(410,796)
Trade and other creditors	<b>198,153</b>	(33,043)
Cash generated from operations	<b>(2,452,129)</b>	(2,082,412)
Interest paid	<b>(766)</b>	(34,712)
Interest received	<b>125,555</b>	143,576
Net cash used in operating activities	<b>(2,327,340)</b>	(1,973,548)
<b>Cash flows from investing activities</b>		
Dividends, interest and rents from investments	<b>260,007</b>	251,982
Proceeds of sale of investments	<b>3,885,320</b>	3,254,257
Purchase of investments	<b>(1,687,663)</b>	(2,278,700)
Net cash provided by investing activities	<b>2,457,664</b>	1,227,539
<b>Cash flows from financing activities</b>		
Cash inflows from new borrowings	<b>–</b>	1,600,000
Repayments of borrowings	<b>(63,030)</b>	(1,666,840)
Government grants	<b>9,500</b>	46,500
Net cash used in financing activities	<b>(53,530)</b>	(20,340)
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>76,794</b>	(766,349)
<b>Cash and cash equivalents at beginning of year</b>	<b>127,717</b>	894,066
<b>Cash and cash equivalents at end of year</b>	<b>204,511</b>	127,717

The notes on pages 14 to 27 form part of these financial statements.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements**  
**Year ended 30 June 2022**

**1. General information**

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is New Burlington House, 1075 Finchley Road, London, NW11 0PU.

**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)), the Charities Act 2011 and the Companies Act 2006.

**3. Accounting policies**

**Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure. The financial statements are prepared in sterling, rounded to the nearest whole pound which is the functional currency of the entity.

**Group financial statements**

The financial statements consolidate the audited results of the charity and its wholly owned subsidiaries, Grademoon Limited, Gradestar Limited and Gradelight Limited on a line-by-line basis. The financial statements of the subsidiary are made up to the same date as the holding charity, 30 June 2022. A separate Statement of Financial Activities and Income and Expenditure Account for the charity has not been presented because the charity has taken advantage of the exemption afforded by section 408 of the Companies Act 2006.

The charity has adopted the following disclosure exemption permitted by FRS 102 1.12 (b): The requirement to present a statement of cash flows.

**Going concern**

The financial statements have been prepared in accordance with the accounting principles appropriate to a going concern, as the trustees have a reasonable expectation that the group has adequate resources to continue to meet its liabilities as and when they fall due for the foreseeable future, based on the net current asset position of the group and available sources of finance.

**Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Accounting estimates and assumptions are made concerning the future and, by their nature, will rarely equal the related actual outcome. The key assumptions and other sources of estimation uncertainty that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are listed in note 33.



**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 30 June 2022**

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

**Investment in subsidiary undertaking**

Shareholdings acquired are initially recorded at cost and subsequently included at trustees' best estimate of fair value based on the net asset value. The net assets of the subsidiary undertaking reflect fair values of its underlying properties held for investment; any surplus or deficit on revaluation is recognised in the statement of financial activities.

**Investment property**

Investment properties are initially recognised at cost, being the fair value of consideration given, including transaction costs associated with the investment property.

After initial recognition, investment properties whose fair value can be measured reliably are held at fair value. Any gains or losses arising from changes in the fair value are recognised in the statement of financial activities in the year that they arise.

No depreciation is provided in respect of investment properties applying the fair value model.

**Investment in unincorporated joint venture syndicates**

The charity has investment in a number of unincorporated property joint venture syndicates. The investments are shown at cost. Income arising from such investments are shown in the statement of financial activities. All joint venture syndicates have made up their accounts to 31 March 2022 and the results are included on this basis.

**Acquisitions and disposals of properties**

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

**Stocks**

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of construction and other costs incurred in the course of the development of the stocks.

**Cash at bank and in hand**

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar accounts.

**Financial instruments**

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

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

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

**4. Legal status of the charity**

The charity is limited by guarantee and does not have a share capital. The liability of each member in the event of winding up is limited to £1. The articles of association of the charity preclude the distribution of assets to the members of the charity and accordingly a reconciliation of shareholders' funds is inappropriate.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2022**

**5. Donations and legacies**

	<b>Total Funds</b>	Total Funds
	<b>2022</b>	2021
	£	£
Donations received	<u>149,950</u>	<u>405,000</u>

No restrictions were attached to any donations received.

**6. Investment income**

	<b>Total Funds</b>	Total Funds
	<b>2022</b>	2021
	£	£
Income from UK investment properties	285,440	282,182
Net income from joint ventures	805,960	662,896
Other interest receivable	188,377	168,452
	<u>1,279,777</u>	<u>1,113,530</u>

**7. Other trading activities**

	<b>Total Funds</b>	Total Funds
	<b>2022</b>	2021
	£	£
Sale proceeds from UK properties	<u>2,090,000</u>	<u>3,224,500</u>

**8. Other income**

	<b>Total Funds</b>	Total Funds
	<b>2022</b>	2021
	£	£
Covid-19 Government Support	<u>9,500</u>	<u>46,500</u>

**9. Investment management costs**

	<b>Total Funds</b>	Total Funds
	<b>2022</b>	2021
	£	£
Investment property expenses	<u>124,147</u>	<u>127,942</u>

**10. Expenditure on charitable activities by fund type**

	<b>Total Funds</b>	Total Funds
	<b>2022</b>	2021
	£	£
Grants and donations	2,892,792	2,025,271
Support costs	144,191	197,400
	<u>3,036,983</u>	<u>2,222,671</u>

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2022**

**11. Expenditure on charitable activities by activity type**

	Activities undertaken directly £	Support costs £	<b>Total funds 2022 £</b>	Total fund 2021 £
Grants and donations	2,892,792	117,865	<b>3,010,657</b>	2,138,278
Governance costs	–	26,326	<b>26,326</b>	84,393
	<u>2,892,792</u>	<u>144,191</u>	<u><b>3,036,983</b></u>	<u>2,222,671</u>

**12. Analysis of grants to institutions**

	2022 £
Advancement of Health and Saving of Lives	<b>181,590</b>
Advancement of Education	<b>954,434</b>
Relief of Poverty	<b>641,809</b>
Advancement of the Jewish Religion	<b>941,683</b>
Relief of those in need, by reason of youth, age, ill-health, disability, financial hardship or other disadvantage	<b>15,274</b>
Grants to other Grant Making Charity	<b>158,002</b>
Total grants	<u><b>2,892,792</b></u>

**13. Analysis of institutional grants**

	2022 £
Chasdei Aharon Limited	<b>87,000</b>
CMZ Ltd	<b>56,500</b>
Friends of Beis Chinuch Lebonos Trust	<b>97,500</b>
Friends of Beis Soroh Schneirer	<b>73,000</b>
Friends of Mercaz Hatorah Belz Macnivka	<b>215,500</b>
Friends of Toldos Avrohom Yitzchok	<b>135,000</b>
Friends of Wiznitz Limited	<b>377,500</b>
Grants to other institutions (< £50,000)	<b>675,162</b>
Mifal Hachessed Vehatzedokoh	<b>169,530</b>
One Heart - Lev Echod	<b>132,100</b>
Start Upright	<b>81,000</b>
Tchabe Kollle Limited	<b>139,000</b>
The Ma'os Yesomim Charitable Trust	<b>150,000</b>
The Wineburg Foundation	<b>450,000</b>
Vishnitz Girls School Limited	<b>54,000</b>
Total grants	<u><b>2,892,792</b></u>

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2022**

**14. Analysis of support costs**

	<b>Total Funds</b>	Total Funds
	<b>2022</b>	2021
	£	£
General office	<b>117,865</b>	113,007
Governance costs	<b>25,560</b>	83,646
Finance costs	<b>766</b>	747
	<b><u>144,191</u></b>	<u>197,400</u>

**15. Other trading costs**

	<b>Total Funds</b>	Total Funds
	<b>2022</b>	2021
	£	£
Property trading cost of sales	<b><u>1,872,762</u></b>	<u>2,483,050</u>

The property trading activities were carried out by the subsidiary undertaking.

**16. Staff costs and emoluments**

The aggregate payroll costs for the group were:

	<b>2022</b>	2021
	£	£
Wages and salaries	<b><u>128,614</u></b>	<u>82,547</u>

The average number of persons employed by the group during the year amounted to 9 (2021: 4).

The Trustees are considered the key management personnel.

**17. Trustee remuneration and expenses**

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

**18. Net (losses)/gains on investments**

	<b>Total Funds</b>	Total Funds
	<b>2022</b>	2021
	£	£
Unrealised (losses)/gains on investments	<b>(5,383)</b>	1,129,329
Losses on investment assets	<b><u>(404,779)</u></b>	<u>(174,102)</u>
	<b><u>(410,162)</u></b>	<u>955,227</u>

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 30 June 2022**

**19. Taxation**

	2022	2021
	£	£
<b>Current tax</b>		
Current year	<u>16,356</u>	<u>–</u>
<b>Taxation</b>	<u>16,356</u>	<u>–</u>

All tax is recognised in the consolidated income and expenditure account.

**Reconciliation of tax expense**

The tax assessed on the net income for the year is higher/(2021: lower) than the standard rate of corporation tax in the UK of 19% (2021: 19%).

	2022	2021
	£	£
Net (expenditure)/income before tax	<u>(1,914,827)</u>	<u>911,094</u>
Net (expenditure)/income by rate of tax	<u>(363,817)</u>	173,108
Expenditure/(income) exempt from tax	<u>277,155</u>	(39,626)
Utilisation of losses	–	(28,507)
Timing difference on depreciation and capital allowances	<u>563</u>	(2,520)
Timing difference on gift aid	<u>102,455</u>	<u>(102,455)</u>
<b>Taxation</b>	<u>16,356</u>	<u>–</u>

**20. Net movement in funds**

This is stated after charging:

	2022	2021
	£	£
Fees payable for the audit of the financial statements	<u>27,960</u>	<u>27,960</u>

**21. The results attributable to the parent charity**

During the year, the gross income attributable to the parent charity was £1,991,355 (2021: £1,495,311) and the net movement in funds was £-1,931,183 (2021: £911,094).

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2022**

**22. Tangible assets**

**Group**

	Motor vehicles £	Total £
<b>Cost</b>		
At 1 July 2021	11,850	<b>11,850</b>
Additions	–	–
Disposal	–	–
<b>At 30 June 2022</b>	<u>11,850</u>	<u><b>11,850</b></u>
<b>Depreciation</b>		
At 1 July 2021	2,963	<b>2,963</b>
Charge for the year	2,963	<b>2,963</b>
Disposal	–	–
<b>At 30 June 2022</b>	<u>5,926</u>	<u><b>5,926</b></u>
<b>Carrying amount</b>		
<b>At 30 June 2022</b>	<u>5,924</u>	<u><b>5,924</b></u>
At 30 June 2021	<u>8,887</u>	<u><b>8,887</b></u>

**23. Investments**

**Group - UK investment property - Freehold property**

	2022 £	2021 £
Market value at 1 July	<b>11,152,241</b>	11,635,000
Additions	<b>12,142</b>	571,165
Disposals	–	(2,183,253)
Revaluation	<b>(5,383)</b>	1,129,329
Market value at 30 June	<u><b>11,159,000</b></u>	<u>11,152,241</u>
Historical cost at 30 June	<u><b>7,995,744</b></u>	<u>7,983,602</u>

**Group – Other UK investments - Joint venture syndicates**

	2022 £	2021 £
Cost at 1 July	<b>10,550,670</b>	9,434,570
Capital introduced	<b>1,675,521</b>	1,695,685
Surplus for the year	<b>805,960</b>	662,896
Withdrawals	<b>(3,885,320)</b>	(970,430)
Losses on disposals	<b>(404,779)</b>	(272,051)
Cost at 30 June	<u><b>8,742,052</b></u>	<u>10,550,670</u>

**Group- Analysis of investments at 30 June between funds**

	2022 £	2021 £
<b>Other</b>		
UK investment property	<b>11,159,000</b>	11,152,241
Other UK investments	<b>8,742,052</b>	10,550,670
	<u><b>19,901,052</b></u>	<u>21,702,911</u>

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2022**

**23. Investments (continued)**

The group has investments in a number of property joint venture syndicates as follows:

	<b>Group</b>	<b>Company</b>	<b>Group</b>	<b>Company</b>
	<b>2022</b>	<b>2022</b>	<b>2021</b>	<b>2021</b>
	<b>No.</b>	<b>No.</b>	<b>No.</b>	<b>No.</b>
<b>Percentage holdings</b>				
Less than 20%	2	2	2	2
20% - 50%	14	14	11	11
More than 50%	–	–	–	–
	<u>16</u>	<u>16</u>	<u>13</u>	<u>13</u>

The aggregate balance sheets of the unincorporated property joint venture syndicates are as follows:

**Group**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Investment properties at cost	<b>88,922,459</b>	110,454,538
Net current assets	<b>5,209,569</b>	9,979,205
Bank loans: amounts falling due after more than one year	<b>(58,938,412)</b>	(79,696,958)
Net assets	<u><b>35,193,616</b></u>	<u>40,736,785</u>
Group's share of net assets	<u><b>8,742,052</b></u>	<u>10,550,670</u>

**Company - UK investment property - Freehold property**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Market value at 1 July	<b>11,152,241</b>	11,635,000
Additions	<b>12,142</b>	571,165
Disposals	–	(2,183,253)
Revaluation	<b>(5,383)</b>	1,129,329
Market value at 30 June	<u><b>11,159,000</b></u>	<u>11,152,241</u>
Historical cost at 30 June	<u><b>7,995,744</b></u>	<u>7,983,602</u>

**Company - Other UK investments - Joint venture syndicates**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Cost at 1 July	<b>10,550,670</b>	9,434,570
Capital introduced	<b>1,675,521</b>	1,695,685
Surplus for the year	<b>805,960</b>	662,896
Withdrawals	<b>(3,885,320)</b>	(970,430)
Losses on disposals	<b>(404,779)</b>	(272,051)
Cost at 30 June	<u><b>8,742,052</b></u>	<u>10,550,670</u>

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2022**

**23. Investments (continued)**

**Company - Analysis of investments at 30 June between funds**

	2022 £	2021 £
<b>Other</b>		
UK Investment property	<b>11,159,000</b>	11,152,241
Other UK investments	<b>8,742,052</b>	10,550,670
UK Group Undertaking	<b>1,808,078</b>	2,280,552
	<b><u>21,709,130</u></b>	<b><u>23,983,463</u></b>

No depreciation has been provided in respect of investment properties, applying the fair value model. The group carries its investment properties at fair value, with changes in fair value being recognised in statement of financial activities. The trustees revalued the group's investment properties as at 30 June 2022 using techniques detailed below together with their knowledge of the UK property market. Investment properties fair value are based on valuations by the trustees assessed from their experience in the property market and having regard to many factors including the individual nature of each property, its location and expected future net rental values, market yields and comparable market transactions.

The UK Group Undertaking represents 100% of the issued share capital of Grademoon Limited, Gradestar Limited and Gradelight Limited. Grademoon Limited, Gradestar Limited and Gradelight Limited are incorporated and operating in England. The registered office of the subsidiaries is New Burlington House, 1075 Finchley Road, London NW11 0PU. The investment is stated at trustees best estimate of market value.

A summary of the income, expenditure and net profit or loss for the reporting period of each subsidiary is a as follows:

Company Name	Gross Income £	Expenditure £	Donations paid to Parent Charity £	Net Profit or (loss) £
<b>Year Ended 30 June 2022</b>				
Grademoon Limited	1,735,259	(1,632,306)	(600,000)	(497,047)
Gradestar Limited	–	(823)	–	(823)
Gradelight Limited	595,000	(569,604)	–	25,396
<b>Year Ended 30 June 2021</b>				
Grademoon Limited	3,490,818	(2,765,154)	–	725,664
Gradestar Limited	–	(600)	–	(600)
Gradelight Limited	–	(22,527)	–	(22,527)

The assets, liabilities and funds of each subsidiary undertakings at the end of the reporting period were as follows:

Company Name	Assets £	Liabilities £	Capital & Reserves £
<b>As at 30 June 2022</b>			
Grademoon Limited	6,434,848	(4,643,313)	1,791,535
Gradestar Limited	14,774	(1,200)	13,574
Gradelight Limited	28,204	(25,235)	2,969
UK Group Undertaking			<b>1,808,078</b>
<b>As at 30 June 2021</b>			
Grademoon Limited	6,490,226	(4,201,644)	2,288,582
Gradestar Limited	16,257	(1,860)	14,397
Gradelight Limited	536,808	(559,235)	(22,427)
UK Group Undertaking			2,280,552

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2022**

**24. Stocks**

	<b>Group</b>	<b>Company</b>	<b>Group</b>	<b>Company</b>
	<b>2022</b>	<b>2022</b>	<b>2021</b>	<b>2021</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
UK trading properties	<u>2,863,737</u>	<u>–</u>	<u>2,991,683</u>	<u>–</u>

**25. Debtors**

	<b>Group</b>	<b>Company</b>	<b>Group</b>	<b>Company</b>
	<b>2022</b>	<b>2022</b>	<b>2021</b>	<b>2021</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Trade debtors	<b>61,394</b>	<b>59,319</b>	56,236	52,381
Amounts owed by group undertakings	–	<b>4,437,636</b>	–	4,019,440
Other debtors	<u>3,522,044</u>	<u>–</u>	<u>3,451,972</u>	<u>–</u>
	<u><b>3,583,438</b></u>	<u><b>4,496,955</b></u>	<u>3,508,208</u>	<u>4,071,821</u>

Included in other debtors of the charity's subsidiary undertaking is loan of £2,450,000 (2021: £2,640,000) due from Actcell Limited which is a related party by virtue of common directors. The loan is secured, and interest is charged annually at the rate of 5% above the Bank of England base rate.

Also included in other debtors of the charity's subsidiary undertaking is £604,280 (2021: £604,280) due from Pride Autos (UK) Limited, the director of which is a close family member of one of the trustees of this company. Interest is charged annually at the rate of 7% above the Bank of England base rate.

**26. Creditor: amounts falling due within one year**

	<b>Group</b>	<b>Company</b>	<b>Group</b>	<b>Company</b>
	<b>2022</b>	<b>2022</b>	<b>2021</b>	<b>2021</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Bank loans and overdrafts	<b>26,500</b>	<b>26,500</b>	70,000	70,000
Trade creditors	<b>11,687</b>	–	31,291	22,102
Amounts owed by group undertakings	–	<b>41,125</b>	–	–
Corporation tax	<b>16,356</b>	–	–	–
Social security and other taxes	<b>936</b>	–	3,536	–
Other creditors	<u>285,479</u>	<u>239,591</u>	<u>66,162</u>	<u>47,902</u>
	<u><b>340,958</b></u>	<u><b>307,216</b></u>	<u>170,989</u>	<u>140,004</u>

The bank loans are secured over two investments of the charity (see note 27).

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

	<b>Group</b>	<b>Company</b>	<b>Group</b>	<b>Company</b>
	<b>2022</b>	<b>2022</b>	<b>2021</b>	<b>2021</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Bank loans and overdrafts	<b>1,900,406</b>	<b>1,900,406</b>	1,919,936	1,919,936
Other creditors	<u>125,520</u>	<u>–</u>	<u>125,520</u>	<u>–</u>
	<u><b>2,025,926</b></u>	<u><b>1,900,406</b></u>	<u>2,045,456</u>	<u>1,919,936</u>

Included in bank loans and overdraft is a Unity Trust Bank loan of £1,278,042 which is repayable in July 2028 and interest is charged at 2.75% per annum above the Unity Trust Bank's base rate. The bank loan is secured over one of the investments of the charity.

Also, included in bank loans and overdraft is an additional Unity Trust Bank loan of £668,884 which is repayable in November 2029 and interest is charged at 2.95% per annum above the base rate of the Bank of England. The bank loan is secured over one of the investments of the charity.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2022**

**28. Analysis of charitable funds**

**Unrestricted funds**

	At 1 July 2021	Income	Expenditure	Net (losses) on	At
	£	£	£	revaluation	30 June 2022
	£	£	£	£	£
General funds	<u>26,122,961</u>	<u>3,529,227</u>	<u>(5,050,248)</u>	<u>(410,162)</u>	<u>24,191,778</u>
	At 1 July 2020	Income	Expenditure	Net gains on	At
	£	£	£	revaluation	30 June 2021
	£	£	£	£	£
General funds	<u>25,211,867</u>	<u>4,789,530</u>	<u>(4,833,663)</u>	<u>955,227</u>	<u>26,122,961</u>

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

**Group**

	Tangible assets and Investments	Net current assets	Long term liabilities	Total Funds 2022
	£	£	£	£
<b>Unrestricted Funds</b>	<u>19,906,976</u>	<u>6,310,728</u>	<u>(2,025,926)</u>	<u>24,191,778</u>

**Company**

	Tangible assets and Investments	Net current assets	Long term liabilities	Total Funds 2022
	£	£	£	£
<b>Unrestricted Funds</b>	<u>21,709,130</u>	<u>4,383,054</u>	<u>(1,900,406)</u>	<u>24,191,778</u>

**Group**

	Tangible assets and Investments	Net current assets	Long term liabilities	Total Funds 2021
	£	£	£	£
Unrestricted Funds	<u>21,711,798</u>	<u>6,456,619</u>	<u>(2,045,456)</u>	<u>26,122,961</u>

**Company**

	Tangible assets and Investments	Net current assets	Long term liabilities	Total Funds 2021
	£	£	£	£
Unrestricted Funds	<u>23,983,463</u>	<u>4,059,434</u>	<u>(1,919,936)</u>	<u>26,122,961</u>

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2022**

**30. Financial instruments**

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

	<b>Group 2022 £</b>	<b>Company 2022 £</b>	<b>Group 2021 £</b>	<b>Company 2021 £</b>
<b>Financial assets measured at fair value through income and expenditure</b>				
Investment in subsidiary	–	<b>1,808,078</b>	–	2,280,552
<b>Financial assets measured at amortised cost</b>	<b>3,787,949</b>	<b>4,690,270</b>	3,635,925	4,199,438
<b>Financial liabilities measured at amortised cost</b>	<b>2,366,884</b>	<b>2,207,622</b>	2,216,445	2,059,940

**31. Analysis of changes in net debt**

	<b>At 1 Jul 2021 £</b>	<b>Cash flows £</b>	<b>At 30 Jun 2022 £</b>
Cash at bank	<b>127,717</b>	<b>76,794</b>	<b>204,511</b>
Bank loans and mortgages	<b>127,717</b> <b>(2,013,021)</b>	<b>76,794</b> <b>66,095</b>	<b>204,511</b> <b>(1,946,926)</b>
<b>Total</b>	<b>(1,885,304)</b>	<b>142,889</b>	<b>(1,742,415)</b>

**32. Related parties**

During the year the charity received a gift aid donation of £Nil (2021: £5,000) from Mr R Berkovits, a trustee of the charity.

During the year, the charity received a donation of £Nil (2021: £400,000) from Berosa Charity Limited, a charity with common trustees.

During the year, the charity donated £450,000 (2021: £434,886) to The Wineburg Foundation, £135,000 (2021: £15,000) to Friends of Toldos Avrohom Yitzchok, £150,000 (2021: £Nil) to The Ma'os Yesomim Charitable Trust and £22,150 (2021: £2,250) to S & J Charitable Trust, charities with common trustees.

During the year, the charity's subsidiary undertaking, Grademoon Limited charged interest of £138,856 (2021: £125,547) at rate of 5% above the Bank of England base rate to Actcell Limited, a company with common directors.

During the year, the charity's subsidiary undertaking, Grademoon Limited charged interest of £44,723 (2021: £42,904) at rate of 7% above the Bank of England base rate to Pride Autos (UK) Limited, the director of which is a close family member of one of the trustees of this company.

During the year, the charity's subsidiary undertaking, Grademoon Limited was charged rental of £25,000 (2021: £25,000) by Mogul Estates Limited, a company with common directors.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 30 June 2022**

**33. Accounting estimates and judgements**

**Investment properties**

The trustees revalued the group's investment properties as at 30 June 2022 using techniques detailed below together with their knowledge of the UK property market. Investment properties fair value are based on valuations by the trustees assessed from their experience in the property market and having regard to many factors including the individual nature of each property, its location and expected future net rental values, market yields and comparable market transactions.

**Stock**

The group carries its stock of properties at lower of cost and net realisable value. The original property costs are estimated to be lower than the net realisable value.

**Loan debtors**

Management uses details of the age of loan debtors and the status of any disputes together with external evidence of the credit status of the counterparty in making judgements concerning any need to impair the carrying values.

**Investment in joint venture syndicates**

The charity has investments in a number of unincorporated property joint venture syndicates. Income arising from investment are shown in the statement of financial activities. The joint venture syndicates have prepared accounts for the year end 31 March 2022 and the results are included on this basis. The syndicates' results for the period 1 April to 30 June 2022 are not available and the management has made a judgement on a cost/benefit analysis that the investments should not include a provision for such results.

**Useful economic lives of tangible assets**

The annual depreciation charge for tangible assets is sensitive to changes in the estimated useful economic lives and residual value of the assets. The useful economic lives and residual values are re-assessed annually. They are amended when necessary to reflect current estimates, based on economic utilisation and the physical condition of the assets.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Management Information**  
**Year ended 30 June 2022**

The following pages do not form part of the statutory financial statements which are the subject of the independent auditor's report on pages 5 to 9.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Statement of Financial Activities**  
**(including the income and expenditure account)**  
**Year ended 30 June 2022**

	<b>Unrestricted funds 2022 £</b>	<b>Unrestricted funds 2021 £</b>
<b>Income and endowments</b>		
Donations and legacies	<b>749,950</b>	405,000
Investment income	<b>1,241,405</b>	1,090,311
<b>Total income</b>	<b><u>1,991,355</u></b>	<b><u>1,495,311</u></b>
<b>Expenditure</b>		
Expenditure on raising funds:		
Investment management costs	<b>(120,784)</b>	(127,942)
Expenditure on charitable activities	<b>(2,919,118)</b>	(2,109,664)
<b>Total expenditure</b>	<b><u>(3,039,902)</u></b>	<b><u>(2,237,606)</u></b>
Net (losses)/gains on investments	<b>(882,636)</b>	1,653,389
<b>Net (expenditure)/income and net movement in funds</b>	<b><u>(1,931,183)</u></b>	<b><u>911,094</u></b>
<b>Reconciliation of funds</b>		
Total funds brought forward	<b><u>26,122,961</u></b>	25,211,867
<b>Total funds carried forward</b>	<b><u>24,191,778</u></b>	<b><u>26,122,961</u></b>

**TAGMARSH CHARITY LIMITED**

England & Wales - Charity number 281297

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# Accounts

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**COMPANY REGISTRATION NUMBER: 01498368**  
**CHARITY REGISTRATION NUMBER: 281297**

**TAGMARSH CHARITY LIMITED**  
**COMPANY LIMITED BY GUARANTEE**  
**CONSOLIDATED FINANCIAL STATEMENTS**  
**30 JUNE 2021**

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

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
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**Year ended 30 June 2021**

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# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2021

The trustees, who are also the directors for the purposes of company law, have pleasure in presenting their report, including a strategic report, together with consolidated financial statements of the charity and its subsidiary for the year ended 30 June 2021 which are also prepared to meet the requirements for a directors' report for Companies Act purposes.

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015).

#### Reference and administrative details

<b>Registered charity name</b>	Tagmarsh Charity Limited (the "charity")
<b>Charity registration number</b>	281297
<b>Company registration number</b>	01498368
<b>Principal office and registered office</b>	New Burlington House 1075 Finchley Road London NW11 0PU
<b>The trustees</b>	B Bard R Berkovits S Sinitsky S E Berkovits A Warmberg
<b>Company secretary</b>	S E Berkovits
<b>Auditor</b>	Cohen Arnold Chartered accountant & statutory auditor New Burlington House 1075 Finchley Road London NW11 0PU
<b>Bankers</b>	Barclays Bank Plc 99 Hatton Garden London EC1 8DN
<b>Solicitors</b>	Kuit Steinart Levy 3 St Mary's Parsonage Manchester M3 2RD

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2021

#### Structure, governance and management

##### Governing documents

The charity is constituted as a company limited by guarantee and as such, its governing documents are its Memorandum and Articles of Association.

Its registered charity number is 281297 and its company registration number is 01498368.

##### Appointment, training, and recruitment of trustees

The trustees (as directors for company law purposes) may at any time co-opt any individual who is qualified to be appointed as a trustee to fill a vacancy in their number or as an additional trustee.

New trustees are subject to trustee induction training which includes an understanding of the content of the Memorandum and Articles of Association, their legal obligations under Charity Act and Company Law, the organisational structure of Tagmarsh Charity Limited and the recent financial performance of the charity. Trustees are encouraged to attend appropriate external training events which enhance their knowledge and skill thereby improving the performance of their role.

##### Group structure and relationships

The charity has the following wholly owned non-charitable subsidiaries:

- Gradelight Limited – a property trading company (company number 12249845)
- Grademoon Limited - a property trading company (company number 01066146)
- Gradestar Limited – a property trading company (company number 12249889)

Certain of the trustees of the charity are directors of these subsidiaries.

##### Management of the group

The trustees administer the day-to-day affairs of the charity. Trustees seek advice from their Accountants and other professionals on a regular basis to ensure regulatory compliance.

##### Related parties and co-operations with other organisations

None of our trustees receive remuneration or other benefit from their work with the charity. Any connection between a trustee of the charity with a supplier company must be disclosed to the full board of trustees in the same way as any other contractual relationship with a related party. None of the trustees have any beneficial interest in the charity. All related party transactions have been disclosed in the consolidated financial statements.

##### Objectives and activities

The charity is established to advance religion in accordance with the Orthodox Jewish Faith and for such purposes as are recognised by English Law as charitable and in furtherance of the aforementioned objects.

The charity's principle activity throughout the year was the provision and distribution of donations and grants to other charitable institutions and organisations. The charity aims to maximise its grants and donations on an annual basis.

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 and setting the grant making policy for the year.

##### Grant making policy

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

##### Strategic report

The following sections describing the achievements and performance and separately, the financial review form the strategic report of the charity.

##### Achievements and performance

During the year the charity continued its philanthropic activities in support of religious, education and other charitable institutions and aggregate donations were paid in the sum of £2,025,271 (2020: £2,232,934).

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2021

##### **Achievements and performance** *(continued)*

The benefits that these charities provide include:

- Provision of basic necessities and financial support to the poor;
- Relief of suffering in regard to illness and disabilities;
- Jewish education and places of worship for the Jewish community.

The charity measures its success by the amount of grants and donations distributed to charitable institutions in accordance with its objectives.

The charity and its subsidiary undertaking's direct investments in UK property realised a gross income of £3,506,682 (2020: £1,161,415). The charity and its subsidiary undertaking's indirect investments via joint ventures in UK property realised a gross income of £1,270,999 (2020: £1,836,096).

##### **Financial review**

The charity continued its activities in support of charitable organisations and during the year the charity donated over £2 million.

The charity's wholly owned trading subsidiary, Grademoon Limited continued to trade well, and concentrated its efforts on a number of new property developments which achieved strong profits in the year. Gradestar Limited and Gradelight Limited did not achieve any sales during the year.

##### **Risk management**

The trustees have a risk management strategy which comprises:

- an annual review of the principal risks and uncertainties that the charity face;
- the establishment of policies, systems and procedures to mitigate those risks identified in the annual review;
- the implementation of procedures designed to minimise or manage any potential impact on the charity should those risks materialise.

This work has identified that financial sustainability is the major financial risk for the group. A key element in the management of financial risk is a regular review of available liquid funds to satisfy grant requests and settle debt as they fall due to ensure sufficient working capital by the charity and its subsidiary company.

The key operations risks to the group include liabilities arising from property trading and investment activities, default of tenants and damage to investments. The group seek to manage or mitigate such risks wherever possible through measures including insurance, tenant screening and monitoring, rigorous reviews of acquisition and investment opportunities, external expert advice and regular monitoring of the economic outlook. The trustees are satisfied that these systems and procedures mitigate any perceived risks.

##### **Reserves policy**

At the year-end £26,122,961 (2020: £25,211,867) was held as unrestricted funds in the group. Included within this are fixed assets of £21,711,798 (2020: £21,072,195) and free reserves of £127,717 (2020: £894,066).

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

##### **Plans for future periods**

The trustees, whilst being of the opinion that sufficient funds are required to be retained within the group in order to maintain and finance its investment portfolio, and thereby its financial return, however, the trustees are actively considering a policy of substantially increasing the rate and quantum of donations made by the charity in those charitable areas which would justify such an approach.

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2021

##### Investment Powers, Policy and Objectives

Under the Memorandum and Articles of Association, the charity has the power to make any investment, which the trustees see fit. The trustees regularly review the charity's position and needs in respect of the investment policy. The trustees believe their experience within the UK investment property market will maximise the charity's income from its investments.

##### Key Performance Indicators

The trustees monitor the group's performance against the strategic objectives on a regular basis. Performance is assessed against the strategy and expectations using financial and non-financial indicators. The key financial performance indicators used by the group are as follows:

	2021	2020
	£	£
Grants and donations received	405,000	170,000
Grants and donations paid	2,025,271	2,232,934

During the year, the charity donated funds to 100 (2020: 107) different charitable institutions.

##### Trustees' responsibilities statement

The charity trustees (who are also directors of Tagmarsh Charity Limited for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charitable company and the group and the incoming resources and application of resources, including the income and expenditure, of the charitable group 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;
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

##### Statement as to disclosure to our auditors

Each of the persons who is a trustee at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the charity's auditor is unaware; and
- they have taken all steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

##### Auditor

Cohen Arnold is deemed to have been re-appointed under section 487 of the Companies Act 2006.

The trustees' annual report and the strategic report were approved on 8 March 2022 and signed on behalf of the board of trustees by:

S E Berkovits  
Trustee

# **Tagmarsh Charity Limited**

## **Company Limited by Guarantee**

### **Independent Auditor's Report to the Members of Tagmarsh Charity Limited**

**Year ended 30 June 2021**

#### **OPINION**

We have audited the financial statements of Tagmarsh Charity Limited (the 'parent charity') and its subsidiaries (the 'group') for the year ended 30 June 2021 which comprise the consolidated statement of financial activities (including consolidated income and expenditure account), consolidated balance sheet, the company balance sheet, consolidated 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 group's and of the parent charity's affairs as at 30 June 2021 and of the group's 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 Companies Act 2006.

#### **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 Group 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 group's or the parent 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.

# **Tagmarsh Charity Limited**

## **Company Limited by Guarantee**

### **Independent Auditor's Report to the Members of Tagmarsh Charity Limited**

*(continued)*

**Year ended 30 June 2021**

#### **OTHER INFORMATION**

The other information comprises the information included in the trustees' 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.

#### **OPINIONS ON OTHER MATTERS PRESCRIBED BY THE COMPANIES ACT 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' annual report including the strategic report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' annual report including the strategic report has been prepared in accordance with applicable legal requirements.

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

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

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the parent charity, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent charity financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

# **Tagmarsh Charity Limited**

## **Company Limited by Guarantee**

### **Independent Auditor's Report to the Members of Tagmarsh Charity Limited**

*(continued)*

**Year ended 30 June 2021**

#### **RESPONSIBILITIES OF TRUSTEES**

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors for the purposes of company law) 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 group's and the parent 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 group or the parent charity or to cease operations, or have no realistic alternative but to do so.

#### **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 charity through discussion with the trustees and identified financial reporting legislation and charity legislation as being most significant to these financial statements.
- We communicated these identified frameworks amongst our audit team and remained alert to any indications of non-compliance throughout the audit. We ensured that the engagement team had sufficient competence and capability to identify or recognise non-compliance with the laws and regulations.
- We discussed with the trustees the policies and procedures regarding compliance with these legal and regulatory frameworks.
- We assessed the susceptibility of the charity's financial statements to material misstatement due to non-compliance with legal and regulatory frameworks, including how fraud might occur, by enquiry with the trustees during the planning and finalisation phases stages 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.

# **Tagmarsh Charity Limited**

## **Company Limited by Guarantee**

### **Independent Auditor's Report to the Members of Tagmarsh Charity Limited** *(continued)*

#### **Year ended 30 June 2021**

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 group's 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 group's or the parent 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 group or the parent 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.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

# **Tagmarsh Charity Limited**

## **Company Limited by Guarantee**

### **Independent Auditor's Report to the Members of Tagmarsh Charity Limited** *(continued)*

#### **Year ended 30 June 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.

Cohen Arnold is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

#### **USE OF OUR REPORT**

This report is made solely to the charity's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. 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.

Daniel B Myers FCA (Senior Statutory Auditor)

For and on behalf of  
Cohen Arnold  
Chartered accountant & statutory auditor

New Burlington House  
1075 Finchley Road  
LONDON  
NW11 0PU

Our audit was completed on 8 March 2022 and our opinion was expressed at that date.

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

Year ended 30 June 2021

	Note	Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
<b>Income and endowments</b>				
Donations and legacies	5	405,000	405,000	170,000
Investment income	6	1,113,530	1,113,530	1,394,816
Other trading activities	7	3,224,500	3,224,500	917,566
Other income	8	46,500	46,500	36,017
<b>Total income</b>		<u>4,789,530</u>	<u>4,789,530</u>	<u>2,518,399</u>
<b>Expenditure</b>				
Expenditure on raising funds:				
Investment management costs	9	(127,942)	(127,942)	(108,844)
Expenditure on charitable activities	10,11	(2,222,671)	(2,222,671)	(2,433,109)
Other trading costs	15	(2,483,050)	(2,483,050)	(863,211)
<b>Total expenditure</b>		<u>(4,833,663)</u>	<u>(4,833,663)</u>	<u>(3,405,164)</u>
Net gains/(losses) on investments		955,227	955,227	(3,797,702)
<b>Net income/(expenditure) before tax</b>		<u>911,094</u>	<u>911,094</u>	<u>(4,684,467)</u>
Taxation	18	—	—	—
<b>Net income/(expenditure) for the year and net movement in funds</b>		<u>911,094</u>	<u>911,094</u>	<u>(4,684,467)</u>
<b>Reconciliation of funds</b>				
Total funds brought forward		25,211,867	25,211,867	29,896,334
<b>Total funds carried forward</b>		<u>26,122,961</u>	<u>26,122,961</u>	<u>25,211,867</u>

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

The notes on pages 14 to 27 form part of these financial statements.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Consolidated Balance Sheet**

**30 June 2021**

	Note	2021		2020	
		£	£	£	£
<b>Fixed assets</b>					
Tangible assets	21		8,887		2,625
Investments	22		<u>21,702,911</u>		<u>21,069,570</u>
			<b>21,711,798</b>		<b>21,072,195</b>
<b>Current assets</b>					
Stocks	23	2,991,683		2,475,797	
Debtors	24	3,508,208		3,068,537	
Cash at bank and in hand		<u>127,717</u>		<u>894,066</u>	
		<b>6,627,608</b>		<b>6,438,400</b>	
<b>Creditors: amounts falling due within one year</b>	25	<u>(170,989)</u>		<u>(182,432)</u>	
<b>Net current assets</b>			<b>6,456,619</b>		<b>6,255,968</b>
<b>Total assets less current liabilities</b>			<b>28,168,417</b>		<b>27,328,163</b>
<b>Creditors: amount falling due after more than one year</b>	26		<u>(2,045,456)</u>		<u>(2,116,296)</u>
<b>Net assets</b>			<u><b>26,122,961</b></u>		<u><b>25,211,867</b></u>
<b>Funds of the charity</b>					
Unrestricted funds			<u>26,122,961</u>		<u>25,211,867</u>
<b>Total charity funds</b>	28		<u><b>26,122,961</b></u>		<u><b>25,211,867</b></u>

These financial statements were approved by the board of trustees and authorised for issue on 8 March 2022, and are signed on behalf of the board by:

Mr R Berkovits  
Trustee

Mr S E Berkovits  
Trustee

Company registration number: 01498368

The notes on pages 14 to 27 form part of these financial statements.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**

**Company Balance Sheet**

**30 June 2021**

	Note	2021		2020	
		£	£	£	£
<b>Fixed assets</b>					
Investments	22		23,983,463		22,647,585
<b>Current assets</b>					
Debtors	24	4,071,821		3,772,186	
Cash at bank and in hand		127,617		870,403	
			<u>4,199,438</u>		<u>4,642,589</u>
<b>Creditors: amounts falling due within one year</b>	25	<u>(140,004)</u>		<u>(87,531)</u>	
<b>Net current assets</b>			<u>4,059,434</u>		<u>4,555,058</u>
<b>Total assets less current liabilities</b>			<u>28,042,897</u>		<u>27,202,643</u>
<b>Creditors: amount falling due after more than one year</b>	26		<u>(1,919,936)</u>		<u>(1,990,776)</u>
<b>Net assets</b>			<u>26,122,961</u>		<u>25,211,867</u>
<b>Funds of the charity</b>					
Unrestricted funds			<u>26,122,961</u>		<u>25,211,867</u>
<b>Total charity funds</b>	28		<u>26,122,961</u>		<u>25,211,867</u>

These financial statements were approved by the board of trustees and authorised for issue on 8 March 2022, and are signed on behalf of the board by:

Mr R Berkovits  
Trustee

Mr S E Berkovits  
Trustee

Company registration number: 01498368

The notes on pages 14 to 27 form part of these financial statements.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Consolidated Statement of Cash Flows**  
**Year ended 30 June 2021**

	Unrestricted Funds 2021 £	Unrestricted Funds 2020 £
<b>Cash flows from operating activities</b>		
Net income/(expenditure)	911,094	(4,684,467)
<i>Adjustments for:</i>		
Depreciation charges	2,963	875
Government grants	(46,500)	(11,017)
Net (gains)/losses on investments	(1,613,748)	2,790,314
Dividends, interest and rents from investments	(420,433)	(359,517)
Interest payable and similar charges	34,712	687
Gains on disposal of tangible fixed assets	(4,375)	–
Accrued expenses	13,600	14,960
<i>Changes in:</i>		
Stocks	(515,886)	71,116
Trade and other debtors	(410,796)	(61,313)
Trade and other creditors	(33,043)	64,763
Cash generated from operations	<u>(2,082,412)</u>	<u>(2,173,599)</u>
Interest paid	(34,712)	(687)
Interest received	143,576	213,646
Net cash used in operating activities	<u>(1,973,548)</u>	<u>(1,960,640)</u>
<b>Cash flows from investing activities</b>		
Dividends, interest and rents from investments	251,982	215,938
Proceeds of sale of investments	3,254,257	1,182,031
Purchase of investments	(2,278,700)	(591,350)
Net cash provided by investing activities	<u>1,227,539</u>	<u>806,619</u>
<b>Cash flows from financing activities</b>		
Cash inflows from new borrowings	1,600,000	708,192
Repayments of borrowings	(1,666,840)	(37,425)
Government grants	46,500	11,017
Net cash (used)/provided in financing activities	<u>(20,340)</u>	<u>681,784</u>
<b>Net decrease in cash and cash equivalents</b>	<b>(766,349)</b>	<b>(472,237)</b>
<b>Cash and cash equivalents at beginning of year</b>	<b>894,066</b>	<b>1,366,303</b>
<b>Cash and cash equivalents at end of year</b>	<b><u>127,717</u></b>	<b><u>894,066</u></b>

The notes on pages 14 to 27 form part of these financial statements.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements**  
**Year ended 30 June 2021**

**1. General information**

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is New Burlington House, 1075 Finchley Road, London, NW11 0PU.

**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)), the Charities Act 2011 and the Companies Act 2006.

**3. Accounting policies**

**Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure. The financial statements are prepared in sterling, rounded to the nearest whole pound which is the functional currency of the entity.

**Group financial statements**

The financial statements consolidate the audited results of the charity and its wholly owned subsidiaries, Grademoon Limited, Gradestar Limited and Gradelight Limited on a line-by-line basis. The financial statements of the subsidiary are made up to the same date as the holding charity, 30 June 2021. A separate Statement of Financial Activities and Income and Expenditure Account for the charity has not been presented because the charity has taken advantage of the exemption afforded by section 408 of the Companies Act 2006.

The charity has adopted the following disclosure exemption permitted by FRS 102 1.12 (b): The requirement to present a statement of cash flows.

**Going concern**

The financial statements have been prepared in accordance with the accounting principles appropriate to a going concern, as the trustees have a reasonable expectation that the group has adequate resources to continue to meet its liabilities as and when they fall due for the foreseeable future, based on the net current asset position of the group and available sources of finance.

**Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Accounting estimates and assumptions are made concerning the future and, by their nature, will rarely equal the related actual outcome. The key assumptions and other sources of estimation uncertainty that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are listed in note 31.



**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2021**

**3. Accounting policies (continued)**

**Investment in subsidiary undertaking**

Shareholdings acquired are initially recorded at cost and subsequently included at trustees' best estimate of fair value based on the net asset value. The net assets of the subsidiary undertaking reflect fair values of its underlying properties held for investment; any surplus or deficit on revaluation is recognised in the statement of financial activities.

**Investment property**

Investment properties are initially recognised at cost, being the fair value of consideration given, including transaction costs associated with the investment property.

After initial recognition, investment properties whose fair value can be measured reliably are held at fair value. Any gains or losses arising from changes in the fair value are recognised in the statement of financial activities in the year that they arise.

No depreciation is provided in respect of investment properties applying the fair value model.

**Investment in unincorporated joint venture syndicates**

The charity has investment in a number of unincorporated property joint venture syndicates. The investments are shown at cost. Income arising from such investments are shown in the statement of financial activities. All joint venture syndicates have made up their accounts to 31 March 2021 and the results are included on this basis.

**Acquisitions and disposals of properties**

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

**Stocks**

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of construction and other costs incurred in the course of the development of the stocks.

**Cash at bank and in hand**

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar accounts.

**Financial instruments**

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

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

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

**4. Legal status of the charity**

The charity is limited by guarantee and does not have a share capital. The liability of each member in the event of winding up is limited to £1. The articles of association of the charity preclude the distribution of assets to the members of the charity and accordingly a reconciliation of shareholders' funds is inappropriate.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2021**

**5. Donations and legacies**

	<b>Total Funds</b>	<b>Total Funds</b>
	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Donations	<b><u>405,000</u></b>	<u>170,000</u>

No restrictions were attached to any donations received.

**6. Investment income**

	<b>Total Funds</b>	<b>Total Funds</b>
	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Income from UK investment properties	<b>282,182</b>	243,849
Net income from joint ventures	<b>662,896</b>	1,007,388
Other interest receivable	<b>168,452</b>	143,579
	<b><u>1,113,530</u></b>	<u>1,394,816</u>

**7. Other trading activities**

	<b>Total Funds</b>	<b>Total Funds</b>
	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Sale proceeds from UK properties	<b><u>3,224,500</u></b>	<u>917,566</u>

**8. Other income**

	<b>Total Funds</b>	<b>Total Funds</b>
	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Covid-19 Government Support	<b><u>46,500</u></b>	<u>36,017</u>

**9. Investment management costs**

	<b>Total Funds</b>	<b>Total Funds</b>
	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Investment property expenses	<b><u>127,942</u></b>	<u>108,844</u>

**10. Expenditure on charitable activities by fund type**

	<b>Total Funds</b>	<b>Total Funds</b>
	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Grants and donations	<b>2,025,271</b>	2,232,934
Support costs	<b>197,400</b>	200,175
	<b><u>2,222,671</u></b>	<u>2,433,109</u>

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2021**

**11. Expenditure on charitable activities by activity type**

	Activities undertaken directly £	Support costs £	<b>Total funds 2021 £</b>	Total fund 2020 £
Grants and donations	2,025,271	113,007	<b>2,138,278</b>	2,369,508
Governance costs	–	84,393	<b>84,393</b>	63,601
	<u>2,025,271</u>	<u>197,400</u>	<u><b>2,222,671</b></u>	<u>2,433,109</u>

**12. Analysis of grants to institutions**

	2021 £
Advancement of Health and Saving of Lives	151,209
Advancement of Education	740,250
Relief of Poverty	376,547
Advancement of the Jewish Religion	584,326
Relief of those in need, by reason of youth, age, ill-health, disability, financial hardship or other disadvantage	22,457
Grants to other Grant Making Charity	150,482
Total grants	<u><u>2,025,271</u></u>

**13. Analysis of institutional grants**

	2021 £
Care All Limited	30,500
Chasdei Aharon Limited	61,000
Chasdei Sholom	35,000
CMZ Ltd	49,000
Friends Of Beis Chinuch Lebonos Trust	51,000
Friends Of Beis Soroh Schneirer	63,000
Friends Of Mercaz Hatorah Belz Macnivka	152,350
Friends of Wiznitz Limited	220,500
Grants to other institutions (< £30,000)	395,605
Keren Hatzolas Doros Alei Siach	50,000
Mifal Hachessed Vehatzedokoh	123,500
One Heart - Lev Echod	100,000
Rise and Shine	48,500
Tchabe Kolllel Limited	134,180
The Wineburg Foundation	434,886
Vishnitz Girls School Limited	37,500
Yesodey Hatorah Schools	38,750
Total grants	<u><u>2,025,271</u></u>

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2021**

**14. Analysis of support costs**

	<b>Total Funds</b>	Total Funds
	<b>2021</b>	2020
	<b>£</b>	£
General office	<b>113,007</b>	135,727
Governance costs	<b>83,646</b>	63,601
Finance costs	<b>747</b>	847
	<u><b>197,400</b></u>	<u>200,175</u>

**15. Other trading costs**

	<b>Total Funds</b>	Total Funds
	<b>2021</b>	2020
	<b>£</b>	£
Property trading cost of sales	<u><b>2,483,050</b></u>	<u>863,211</u>

The property trading activities were carried out by the subsidiary undertaking.

**16. Staff costs and emoluments**

The aggregate payroll costs for the group were:

	<b>2021</b>	2020
	<b>£</b>	£
Wages and salaries	<u><b>82,547</b></u>	<u>60,000</u>

The average number of persons employed by the group during the year amounted to 4 (2020: 2).

The Trustees are considered the key management personnel.

**17. Trustee remuneration and expenses**

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

**18. Taxation**

	<b>2021</b>	2020
	<b>£</b>	£
<b>Current tax</b>		
Current year	<u>—</u>	<u>—</u>
<b>Taxation</b>	<u>—</u>	<u>—</u>

All tax is recognised in the consolidated income and expenditure account.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2021**

**18. Taxation (continued)**

**Reconciliation of tax expense**

The tax assessed on the net income for the year is higher/(2020: lower) than the standard rate of corporation tax in the UK of 19% (2020: 19%).

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Net income/(expenditure) before tax	<b>911,094</b>	<b>(4,684,467)</b>
Net income/(expenditure) by rate of tax	<b>173,108</b>	<b>(890,049)</b>
(Income)/expenditure exempt from tax	<b>(39,626)</b>	877,946
Utilisation of losses	<b>(28,507)</b>	12,103
Timing difference on depreciation and capital allowances	<b>(2,520)</b>	–
Timing difference on gift aid	<b>(102,455)</b>	–
<b>Taxation</b>	<b>–</b>	<b>–</b>

No provision for taxation has been made in respect of current year taxable profits of the group as no liability is expected to arise in view of gift aid payments made to the charitable parent undertaking.

**19. Net movement in funds**

This is stated after charging/(crediting):

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Fees payable for the audit of the financial statements	<b>18,000</b>	<b>18,000</b>

**20. The results attributable to the parent charity**

During the year, the gross income attributable to the parent charity was £1,495,311 (2020: £1,601,197) and the net movement in funds was £911,094 (2020: £(4,684,467)).

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2021**

**21. Tangible assets**

**Group**

	Motor vehicles £	Total £
<b>Cost</b>		
At 1 July 2020	3,500	<b>3,500</b>
Additions	11,850	<b>11,850</b>
Disposal	(3,500)	<b>(3,500)</b>
<b>At 30 June 2021</b>	<u>11,850</u>	<u><b>11,850</b></u>
<b>Depreciation</b>		
At 1 July 2020	875	<b>875</b>
Charge for the year	2,963	<b>2,963</b>
Disposal	(875)	<b>(875)</b>
<b>At 30 June 2021</b>	<u>2,963</u>	<u><b>2,963</b></u>
<b>Carrying amount</b>		
<b>At 30 June 2021</b>	<u>8,887</u>	<u><b>8,887</b></u>
At 30 June 2020	<u>2,625</u>	<u>2,625</u>

**22. Investments**

**Group - Freehold property**

	2021 £	2020 £
Market value at 1 July	<b>11,635,000</b>	9,985,000
Additions	<b>571,165</b>	198,070
Disposals	<b>(2,183,253)</b>	(325,000)
Revaluation	<b>1,129,329</b>	1,776,930
Market value at 30 June	<u><b>11,152,241</b></u>	<u>11,635,000</u>
Historical cost at 30 June	<u><b>7,983,602</b></u>	<u>9,307,580</u>

**Group - Joint venture syndicates**

	2021 £	2020 £
Cost at 1 July	<b>9,434,570</b>	14,469,065
Capital introduced	<b>1,695,685</b>	389,780
Surplus for the year	<b>662,912</b>	1,007,388
Withdrawals	<b>(970,430)</b>	(858,483)
Losses on disposals	<b>(272,067)</b>	(5,573,180)
Cost at 30 June	<u><b>10,550,670</b></u>	<u>9,434,570</u>

**Group- Analysis of investments at 30 June between funds**

	2021 £	2020 £
<b>Other</b>		
UK investment property	<b>11,152,241</b>	11,635,000
Other UK unlisted investments	<b>10,550,670</b>	9,434,570
	<u><b>21,702,911</b></u>	<u>21,069,570</u>

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2021**

**22. Investments (continued)**

The group has investments in a number of property joint venture syndicates as follows:

	<b>Group</b>	<b>Company</b>	<b>Group</b>	<b>Company</b>
	<b>2021</b>	<b>2021</b>	<b>2020</b>	<b>2020</b>
	<b>No.</b>	<b>No.</b>	<b>No.</b>	<b>No.</b>
<b>Percentage holdings</b>				
Less than 20%	2	2	2	2
20% - 50%	11	11	12	12
More than 50%	–	–	1	1
	<u>13</u>	<u>13</u>	<u>15</u>	<u>15</u>

The aggregate balance sheets of the unincorporated property joint venture syndicates are as follows:

**Group**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Investment properties at cost	<b>110,454,538</b>	122,178,999
Net current assets	<b>9,979,205</b>	2,199,919
Bank loans: amounts falling due after more than one year	<b>(79,696,958)</b>	(85,421,819)
Net assets	<u><b>40,736,785</b></u>	<u>38,957,099</u>
Group's share of net assets	<u><b>10,550,670</b></u>	<u>9,434,570</u>

**Company - Freehold property**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Market value at 1 July	<b>11,635,000</b>	9,985,000
Additions	<b>571,165</b>	198,070
Disposals	<b>(2,183,253)</b>	(325,000)
Revaluation	<b>1,129,329</b>	1,776,930
Market value at 30 June	<u><b>11,152,241</b></u>	<u>11,635,000</u>
Historical cost at 30 June	<u><b>7,983,602</b></u>	<u>9,307,580</u>

**Company - Joint venture syndicates**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Cost at 1 July	<b>9,434,570</b>	14,469,065
Capital introduced	<b>1,695,685</b>	389,780
Surplus for the year	<b>662,912</b>	1,007,388
Withdrawals	<b>(970,430)</b>	(858,483)
Losses on disposals	<b>(272,067)</b>	(5,573,180)
Cost at 30 June	<u><b>10,550,670</b></u>	<u>9,434,570</u>

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2021**

**22. Investments (continued)**

**Company - Analysis of investments at 30 June between funds**

	2021 £	2020 £
<b>Other</b>		
UK Investment property	11,152,241	11,635,000
Other UK unlisted investments	10,550,670	9,434,570
UK Group Undertaking	2,280,552	1,578,015
	<u>23,983,463</u>	<u>22,647,585</u>

No depreciation has been provided in respect of investment properties, applying the fair value model. The group carries its investment properties at fair value, with changes in fair value being recognised in statement of financial activities. The trustees revalued the group's investment properties as at 30 June 2021 using techniques detailed below together with their knowledge of the UK property market. Investment properties fair value are based on valuations by the trustees assessed from their experience in the property market and having regard to many factors including the individual nature of each property, its location and expected future net rental values, market yields and comparable market transactions.

The UK Group Undertaking represents 100% of the issued share capital of Grademoon Limited, Gradestar Limited and Gradelight Limited. Grademoon Limited, Gradestar Limited and Gradelight Limited are incorporated and operating in England. The register office of the subsidiaries is New Burlington House, 1075 Finchley Road, London NW11 0PU. The investment is stated at trustees best estimate of market value.

A summary of the income, expenditure and net profit or loss for the reporting period of each subsidiary is as follows:

Company Name	Gross Income £	Expenditure £	Donations paid to Parent Charity £	Net Profit or (loss) £
<b>Year Ended 30 June 2021</b>				
Grademoon Limited	3,490,818	(2,765,154)	–	725,664
Gradestar Limited	–	(600)	–	(600)
Gradelight Limited	–	(22,527)	–	(22,527)
<b>Year Ended 30 June 2020</b>				
Grademoon Limited	873,909	(952,702)	–	(78,793)
Gradestar Limited	226,161	(211,264)	–	14,897
Gradelight Limited	–	–	–	–

The assets, liabilities and funds of each subsidiary undertakings at the end of the reporting period were as follows:

Company Name	Assets £	Liabilities £	Capital & Reserves £
<b>As at 30 June 2021</b>			
Grademoon Limited	6,490,226	(4,201,644)	2,288,582
Gradestar Limited	16,257	(1,860)	14,397
Gradelight Limited	536,808	(559,235)	(22,427)
UK Group Undertaking			<u>2,280,552</u>
<b>As at 30 June 2020</b>			
Grademoon Limited	5,538,834	(3,975,916)	1,562,918
Gradestar Limited	16,257	(1,260)	14,997
Gradelight Limited	100	–	100
UK Group Undertaking			<u>1,578,015</u>

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2021**

**23. Stocks**

	<b>Group</b>	<b>Company</b>	<b>Group</b>	<b>Company</b>
	<b>2021</b>	<b>2021</b>	<b>2020</b>	<b>2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
UK trading properties	<u>2,991,683</u>	<u>–</u>	<u>2,475,797</u>	<u>–</u>

**24. Debtors**

	<b>Group</b>	<b>Company</b>	<b>Group</b>	<b>Company</b>
	<b>2021</b>	<b>2021</b>	<b>2020</b>	<b>2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Trade debtors	<u>56,236</u>	<u>52,381</u>	<u>36,581</u>	<u>34,319</u>
Amounts owed by group undertakings	–	<u>4,019,440</u>	–	<u>3,737,867</u>
Other debtors	<u>3,451,972</u>	<u>–</u>	<u>3,031,956</u>	<u>–</u>
	<u><b>3,508,208</b></u>	<u><b>4,071,821</b></u>	<u><b>3,068,537</b></u>	<u><b>3,772,186</b></u>

Included in other debtors of the charity's subsidiary undertaking is loan of £2,640,000 (2020: £2,250,000) due from Actcell Limited which is a related party by virtue of common directors. Interest is charged annually at the rate of 5% above the Bank of England base rate.

Also included in other debtors of the charity's subsidiary undertaking is £604,280 (2020: £604,280) due from Pride Autos (UK) Limited, the director of which is a close family member of one of the trustees of this company. Interest is charged annually at the rate of 7% above the Bank of England base rate.

**25. Creditor: amounts falling due within one year**

	<b>Group</b>	<b>Company</b>	<b>Group</b>	<b>Company</b>
	<b>2021</b>	<b>2021</b>	<b>2020</b>	<b>2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Bank loans and overdrafts	<u>70,000</u>	<u>70,000</u>	<u>66,000</u>	<u>66,000</u>
Trade creditors	<u>31,291</u>	<u>22,102</u>	<u>28,787</u>	<u>–</u>
Other creditors	<u>69,698</u>	<u>47,902</u>	<u>87,645</u>	<u>21,531</u>
	<u><b>170,989</b></u>	<u><b>140,004</b></u>	<u><b>182,432</b></u>	<u><b>87,531</b></u>

The bank loans are secured over two investments of the charity (see note 26).

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

	<b>Group</b>	<b>Company</b>	<b>Group</b>	<b>Company</b>
	<b>2021</b>	<b>2021</b>	<b>2020</b>	<b>2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Bank loans and overdrafts	<u>1,919,936</u>	<u>1,919,936</u>	<u>1,990,776</u>	<u>1,990,776</u>
Other creditors	<u>125,520</u>	<u>–</u>	<u>125,520</u>	<u>–</u>
	<u><b>2,045,456</b></u>	<u><b>1,919,936</b></u>	<u><b>2,116,296</b></u>	<u><b>1,990,776</b></u>

Included in bank loans and overdraft is a Unity Trust Bank loan of £1,317,711 which is repayable in July 2028 and interest is charged at 2.75% per annum above the Unity Trust Bank's base rate. The bank loan is secured over one of the investments of the charity.

Also, included in bank loans and overdraft is an additional Unity Trust Bank loan of £695,310 which is repayable in November 2029 and interest is charged at 2.95% per annum above the base rate of the Bank of England. The bank loan is secured over one of the investments of the charity.

# Tagmarsh Charity Limited

## Company Limited by Guarantee

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

#### Year ended 30 June 2021

#### 27. Analysis of charitable funds

##### Unrestricted funds

	At 1 July 2020	Income	Expenditure	Net gains and revaluation	At 30 June 2021
	£	£	£	£	£
General funds	<u>25,211,867</u>	<u>4,789,530</u>	<u>(4,833,663)</u>	<u>955,227</u>	<u>26,122,961</u>

	At 1 July 2019	Income	Expenditure	Net losses and revaluation	At 30 June 2020
	£	£	£	£	£
General funds	<u>29,896,334</u>	<u>2,518,399</u>	<u>(3,405,164)</u>	<u>(3,797,702)</u>	<u>25,211,867</u>

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

##### Group

	Tangible assets and Investments	Net current assets	Long term liabilities	Total Funds 2021
	£	£	£	£
Unrestricted Funds	<u>21,711,798</u>	<u>6,456,619</u>	<u>(2,045,456)</u>	<u>26,122,961</u>

##### Company

	Tangible assets and Investments	Net current assets	Long term liabilities	Total Funds 2021
	£	£	£	£
Unrestricted Funds	<u>23,983,463</u>	<u>4,059,434</u>	<u>(1,919,936)</u>	<u>26,122,961</u>

##### Group

	Tangible assets and Investments	Net current assets	Long term liabilities	Total Funds 2020
	£	£	£	£
Unrestricted Funds	<u>21,072,195</u>	<u>6,255,968</u>	<u>(2,116,296)</u>	<u>25,211,867</u>

##### Company

	Tangible assets and Investments	Net current assets	Long term liabilities	Total Funds 2020
	£	£	£	£
Unrestricted Funds	<u>22,647,585</u>	<u>4,555,058</u>	<u>(1,990,776)</u>	<u>25,211,867</u>

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements (continued)**  
**Year ended 30 June 2021**

**29. Financial instruments**

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

	Group 2021 £	Company 2021 £	Group 2020 £	Company 2020 £
<b>Financial assets measured at fair value through income and expenditure</b>				
Investment in subsidiary	–	<u>2,280,552</u>	–	<u>1,578,015</u>
<b>Financial assets measured at amortised cost</b>	<u>3,635,925</u>	<u>4,199,438</u>	<u>3,962,603</u>	<u>4,642,589</u>
<b>Financial liabilities measured at amortised cost</b>	<u>2,216,445</u>	<u>2,059,940</u>	<u>2,298,728</u>	<u>2,078,307</u>

**30. Related parties**

During the year the charity received a gift aid donation of £5,000 (2020: £10,000) from Mr R Berkovits, a trustee of the charity.

During the year, the charity received a donation of £400,000 (2020: £160,000) from Berosa Charity Limited, a charity with common trustees.

During the year, the charity donated £434,886 (2020: £200,000) to The Wineburg Foundation and £24,000 (2020: £49,000) to Friends of Toldos Avrohom Yitzchok, charities with common trustees.

During the year, the charity's subsidiary undertaking, Grademoon Limited charged interest of £125,547 (2020: £143,576) at rate of 5% above the Bank of England base rate to Actcell Limited, a company with common directors.

During the year, the charity's subsidiary undertaking, Grademoon Limited was charged rental of £25,000 by Mogul Estates Limited, a company with common directors.

**31. Accounting estimates and judgements**

**Investment properties**

The trustees revalued the group's investment properties as at 30 June 2021 using techniques detailed below together with their knowledge of the UK property market. Investment properties fair value are based on valuations by the trustees assessed from their experience in the property market and having regard to many factors including the individual nature of each property, its location and expected future net rental values, market yields and comparable market transactions.

**Stock**

The group carries its stock of properties at lower of cost and net realisable value. The original property costs are estimated to be lower than the net realisable value.

**Loan debtors**

Management uses details of the age of loan debtors and the status of any disputes together with external evidence of the credit status of the counterparty in making judgements concerning any need to impair the carrying values.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 30 June 2021**

**31. Accounting estimates and judgements** *(continued)*

**Investment in joint venture syndicates**

The charity has investments in a number of unincorporated property joint venture syndicates. Income arising from investment are shown in the statement of financial activities. The joint venture syndicates have prepared accounts for the year end 31 March 2021 and the results are included on this basis. The syndicates' results for the period 1 April 2021 to 30 June 2021 are not available and the management has made a judgement on a cost/benefit analysis that the investments should not include a provision for such results.

**Useful economic lives of tangible assets**

The annual depreciation charge for tangible assets is sensitive to changes in the estimated useful economic lives and residual value of the assets. The useful economic lives and residual values are re-assessed annually. They are amended when necessary to reflect current estimates, based on economic utilisation and the physical condition of the assets.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Management Information**  
**Year ended 30 June 2021**

The following pages do not form part of the statutory financial statements which are the subject of the independent auditor's report on pages 5 to 9.

**Tagmarsh Charity Limited**  
**Company Limited by Guarantee**  
**Statement of Financial Activities**  
**(including the income and expenditure account)**  
**Year ended 30 June 2021**

	<b>Unrestricted funds 2021 £</b>	Unrestricted funds 2020 £
<b>Income and endowments</b>		
Donations and legacies	405,000	170,000
Investment income	1,090,311	1,406,197
Other income	–	25,000
<b>Total income</b>	<u>1,495,311</u>	<u>1,601,197</u>
<b>Expenditure</b>		
Expenditure on raising funds:		
Investment management costs	(127,942)	(108,844)
Expenditure on charitable activities	(2,109,664)	(2,315,222)
<b>Total expenditure</b>	<u>(2,237,606)</u>	<u>(2,424,066)</u>
Net gains/(losses) on investments	1,653,389	(3,861,598)
<b>Net income/(expenditure) and net movement in funds</b>	<u>911,094</u>	<u>(4,684,467)</u>
<b>Reconciliation of funds</b>		
Total funds brought forward	25,211,867	29,896,334
<b>Total funds carried forward</b>	<u>26,122,961</u>	<u>25,211,867</u>