

THE MANOR HOUSE TRUST

England & Wales · Charity number 283083

Details

Status Registered

Legal form Trust

Registered 1981-09-21

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

Contact

Address The Sternberg Centre For Judaism
The Manor House
80 East End Road
London
N3 2SY

Phone 02083495723

Email DDoobay@rjuk.org

Website <http://www.reformjudaism.org.uk/>

Activities

Objects: TO PROMOTE, FOSTER AND ADVANCE THE STUDY OF JUDAISM AND OF THE JEWISH RELIGION AND WAY OF LIFE IN ALL OF ITS ASPECTS, BOTH RELIGIOUS AND SECULAR. (FOR FURTHER DETAILS SEE THE TRUST DEED.)

Activities: The charity promotes, fosters and advances the Jewish religion and way of life in all of its aspects, both religious and secular.

Classification

- **How:** Acts As An Umbrella Or Resource Body
- **What:** Religious Activities
- **Who:** People Of A Particular Ethnic Or Racial Origin

Geography

- Throughout England And Wales

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£389,885	£356,339	-	-
2023-12-31	£379,576	£389,236	-	-
2022-12-31	£357,586	£341,186	-	-
2021-12-31	£323,422	£316,992	-	-
2020-12-31	£325,819	£305,528	-	-

Trustees

Name	Role	Appointed
DAVID LEIBLING MA	Chair	
Edward Benjamin Caplin		2020-04-24
Michele Ruth Saffer		2021-04-23
PHILIP SIMMONS		
Paul Israel		2018-04-30
Paul Langsford		2017-04-30
paul winter		2013-11-05

THE MANOR HOUSE TRUST

England & Wales - Charity number 283083

Accounts

THE MANOR HOUSE TRUST

Registered Charity number 283083

**FINANCIAL STATEMENTS
31 December 2024**

**NYMAN LIBSON PAUL LLP
CHARTERED ACCOUNTANTS
124 FINCHLEY ROAD
LONDON NW3 5JS**

THE MANOR HOUSE TRUST

FINANCIAL STATEMENTS
Year ended 31 December 2024

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THE MANOR HOUSE TRUST

LEGAL AND ADMINISTRATIVE DETAILS

Registered Name:	The Manor House Trust
Registered Number:	283083
Governing Documents:	Trust Deed dated 31 March 1981
Trustees:	Mr D Leibling Mr P Simmons Mr P Winter Mr E Caplin Mr P Langsford Mr P Israel (resigned 27 September 2024) Mrs M Saffer Mr David Simon
Principal Address:	The Manor House Trust 80 East End Road London N3 2SY
Bankers:	Clydesdale Bank Plc Piccadilly Circus, London
Auditors:	Nyman Libson Paul LLP Chartered Accountants 124 Finchley Road London NW3 5JS

THE MANOR HOUSE TRUST

REPORT OF THE TRUSTEES

The Trustees present their annual report and the audited financial statements of the Manor House Trust for the year ended 31 December 2024.

The Trustees confirm that the annual report and financial statements of the charity comply with the current statutory requirements, the requirements of the charity's governing document and the provisions of the Statement of Recommended Practice (SORP), applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (second edition effective 1 January 2019).

STATUS AND ADMINISTRATION

The charity is constituted by Deed of Trust dated 31 March 1981 and registered with the Charity Commission under charity number 283083. The charity's governing instrument is its constitution which allows for any activities covered by the charity's objectives, with no specific restrictions.

CHARITABLE OBJECTIVES

The principal objectives of the Manor House Trust are the promoting, fostering and advancing of the Jewish religion and way of life in all of its aspects, both religious and secular.

The charity owns a freehold property known as the Sternberg Centre for Judaism which it maintains as a religious, educational, residential, conference and community centre.

Each year the Trustees review its aims and activities to ensure they continue to reflect the charity's objectives. In carrying out this review the Trustees have considered the Charity Commission's guidance on public benefit, which state that the benefit must be to the public, or a section of the public. The Trustees state that the Sternberg Centre is made available for use as a religious, education and community centre. It is also used as an Interfaith Centre to facilitate and encourage dialogue between Judaism and other faiths.

ACHIEVEMENTS IN THE YEAR

During the year the charity continued to operate and maintain the upkeep of the Sternberg Centre for Judaism.

GOVERNANCE

The charity is administered by the Board of Trustees which meets regularly to discuss and implement policy.

There is no limit to the number of Trustees on the board. Major lessees on the Manor House site are each entitled to appoint one trustee and additionally when a donation in excess of £50,000 is made, the donor or his nominee is entitled to become appointed. The Movement for Reform Judaism is entitled to appoint such number of Trustees as is the largest of three, one third of the total number of Trustees, a number equal to the number of "donor" Trustees and a number equal to the number of "lessee" Trustees. Each new Trustee is inducted by existing Trustees and provided with a background to the objectives of the Manor House Trust and advised of their responsibilities.

TRUSTEES

Trustees acting during the year and at the date of approval of the financial statements are listed on page 1.

MANOR HOUSE TRUST

REPORT OF THE TRUSTEES (Continued) **FINANCIAL REVIEW**

The results for the year are shown on page 8 of the financial statements.

Net income for the year amounted to £33,546 (2023, net expenditure of £(9,660)), leaving total fund balances carried forward of £2,050,388 (2023, £2,016,842).

Review of activities, achievements and future plans:

The Trust continued to maintain the Sternberg Centre for Judaism as a religious, educational, residential, conference and community centre. Maintenance of the site continued throughout the year including wall clearance, garden maintenance and boiler maintenance and repairs. The CST supported training of the guarding staff and continued to support through their grant.

Volunteers:

In common with all charities the Trust is heavily reliant on the contribution made by a number of volunteers. In particular the members of the charity's governing body participate on a voluntary basis to supplement the activities of the professional team.

INVESTMENT POLICY

The Trustees' investment powers are governed by its trust deed which permits the funds available to be invested in a wide range of securities and assets.

The Board's investment policy is to aim for safety commensurate with immediate and planned spending requirements. Accordingly funds are held as cash balances and not otherwise invested.

The Trustees will continue to manage the Charity's investments in conformity with the policy and its constitution. They are averse to risk and surplus funds will be held on deposit.

RESERVES AND FUNDING

The charity aims to maintain reserves at a level that is sufficient to enable it to meet its charitable commitments as they fall due. The trust is a site management company that is funded by rent, service charges and licence fees to provide security, site maintenance and repairs and caretaking. The only liability specific to the trust is the rental deposit due to Holmewood School. There needs to be sufficient cash flow to fund the payroll, security and repairs and maintenance. The tenants and sub-tenants pay on account on a monthly basis to ensure this is met. Reserves are £2,050,388, (2023 - £2,016,842) comprising restricted funds of £831,569 (2023: £831,569), designated funds of £166,989 (2023: £121,753) and unrestricted funds of £1,051,830 (2023: £1,063,520). Free reserves, which the Trustees define as being unrestricted funds (including the designated sinking fund) less tangible fixed assets totalled £116,585 (2023: £67,169).

GOING CONCERN

At the reporting date the charity had unrestricted funds of £1,051,830, of which £1,102,234 related to fixed assets. Once deducted the Charity has no freely available unrestricted reserves with a net liability carried forward of £(50,404).

The charity incurs expenditure on the Manor House site which it owns and manages and earns income from and recharges site expenditure to the various lessees and tenants occupying the site. The charity is in the process of building a designated sinking fund, which totalling £166,989 at year end is currently at a higher level than the unrestricted deficit and is therefore sufficient to cover any current shortfall.

Taking the above into consideration and having reviewed updated forecasts and the current financial position, the trustees are confident that the charity has sufficient liquid resources to remain viable. Accordingly, the Trustees consider it appropriate for the charity to continue to adopt the going concern basis in preparing its financial statements.

MANOR HOUSE TRUST

REPORT OF THE TRUSTEES (Continued)

RISK MANAGEMENT

The Board of Trustees is responsible for the management of the risks faced by the charity.

All major risks to which the charity is exposed have been identified, assessed and controls established as appropriate. Consequently, the Trustees are satisfied that the major risks identified have been mitigated to the extent reasonable.

CONNECTED CHARITIES

The Manor House Trust is connected with various other charities who are fellow tenants of the Trust's freehold property, The Sternberg Centre.

The Trust, as agent, incurs expenditure on behalf of all tenants which is subsequently recharged.

AUDITORS

Nyman Libson Paul LLP has expressed their willingness to continue as auditors, and a resolution for their reappointment will be proposed at the next Trustees meeting.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

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

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and 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 operation.

The Trustees are responsible for keeping proper accounting records that are sufficient to show and explain the charity's transaction and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

On behalf of the Trustees



D. Leibling

Date: 24 October 2025

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE MANOR HOUSE TRUST

Opinion

We have audited the Financial Statements of Manor House Trust (the 'Charity') for the year ended 31 December 2024 set out on pages 8 to 14. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The Financial Statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the Financial Statements:

- give a true and fair view of the state of the Charity's affairs as at 31 December 2024 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

The Trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the Financial Statements and our Auditors' Report thereon. Our opinion on the Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Financial Statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the Financial Statements or a material misstatement of the other

information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

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

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

Responsibilities of the Trustees

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

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

Auditors' 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 Auditors' 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 gained an understanding of the legal and regulatory framework applicable to the charity and the industry in which it operates, and considered the risk of acts by the charity that were contrary to applicable laws and regulations, including fraud. We designed audit procedures to respond to the risk, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

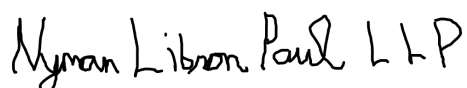
We focussed on laws and regulations which could give rise to a material misstatement in the financial statements, including, but not limited to, the Charities Act 2011. Our tests included agreeing the financial statement disclosures to underlying supporting documentation, reading minutes of meetings of those charged with governance, enquiries with management and review of accounting estimates. There are inherent limitations in the audit procedures described above and, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. We did not identify any key audit matters relating to irregularities, including fraud.

As in all our audits, we also addressed the risk of management override of internal controls, including testing journals and evaluating whether there was evidence of bias by the trustees that represented a risk of material misstatement due to fraud.

A further description of our responsibilities for the audit of the Financial Statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' Report.

Use of our report

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

A handwritten signature in black ink that reads "Nyman Libson Paul LLP". The signature is written in a cursive, flowing style.

Nyman Libson Paul LLP

Chartered Accountants
Statutory Auditors
124 Finchley Road
London
NW3 5JS

Date: 24 October 2025

Nyman Libson Paul LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

The notes on pages 10 to 15 form part of these financial statements

MANOR HOUSE TRUST
Statement of Financial Activities
for the year ended 31st December
2024

		Unrestricted	Restricted	Designated	Total Funds	Total Funds
		Funds	Funds	Funds	2024	2023
		£	£	£	£	£
	Note					
Income From:						
Investment Income	1	-	-	-	-	-
Income from Charitable Activities	2	344,649	-	45,236	389,885	379,576
Total		344,649	-	45,236	389,885	379,576
Resources Expended						
Charitable activities	3	356,339	-	0	356,339	389,236
Total Resources Expended		356,339	-	0	356,339	389,236
Net (Expenditure)/income		(11,690)	-	45,236	33,546	(9,660)
Reconciliation of Funds						
Total Funds brought forward at 1st January 2024		1,063,520	831,569	121,753	2,016,842	2,026,502
Total Funds carried forward at 31st December 2024		1,051,830	831,569	166,989	2,050,388	2,016,842

These financial statements were approved by the Trustees and signed on their behalf by:

The notes on pages 10-15 form part of these financial statements

MANOR HOUSE TRUST
Balance Sheet as at 31st December 2024

	Note	As at 31st December 2024		As at 31st December 2023	
		£	£	£	£
FIXED ASSETS					
Tangible Assets	7		1,933,803		1,950,123
CURRENT ASSETS					
Debtors	8	89,299		84,303	
Cash at bank and in Hand		216,934		221,151	
		306,233		305,454	
Creditors: Amounts falling due within one year	9	(189,648)		(238,735)	
NET CURRENT ASSETS/LIABILITIES			116,585		66,719
NET ASSETS			2,050,388		2,016,842
FUNDS					
Unrestricted			1,051,830		1,063,520
Restricted	10		831,569		831,569
Designated	11		166,989		121,753
			2,050,388		2,016,842



D Leibling

Date: 24 October 2025

1. ACCOUNTING POLICIES AND DETAILS OF ESTIMATES

1.1 Statement of compliance

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (second edition effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The Manor House Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

1.2 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

Transfer between funds occur for a number of reasons including when funds are closed on completion of a project, when fixed assets are purchased or when trustees decide to release funds from a designated fund.

1.3 Income

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Rental income is recognised on a straight line basis over the term of the lease.

Service charge income is recognised on an accruals basis in the year to which it relates.

Donations are accounted for as received and investment income on a receivable basis.

The Trust incurs expenditure, including salaries, on behalf of the lessees and tenants of the Sternberg Centre, (Manor House), which are then recharged to them. As the Trust is acting in its capacity as agent for the lessees these recharged amounts are not dealt with in the Financial Statements.

1.4 Expenditure

Expenditure is accounted for on an accruals basis. Support costs are allocated to charitable costs in total as no meaningful allocation can be made to constituent charitable costs. Irrecoverable VAT is included with the expense item to which it relates.

Governance costs are the costs of providing information to and attendance at trustees' meetings and public accountability.

1.5 Going concern

At the reporting date the charity had unrestricted funds of £1,051,830, of which £1,102,234 related to fixed assets. Once deducted the Charity has no freely available unrestricted reserves with a net liability carried forward of £(50,404).

The charity incurs expenditure on the Manor House site which it owns and manages and earns income from and recharges site expenditure to the various lessees and tenants occupying the site. The charity is in the process of building a designated sinking fund, which totalling £166,989 at year end is currently at a higher level than the unrestricted deficit and is therefore sufficient to cover any current shortfall.

Taking the above into consideration and having reviewed updated forecasts and the current financial position, the trustees are confident that the charity has sufficient liquid resources to remain viable. Accordingly, the Trustees consider it appropriate for the charity to continue to adopt the going concern basis in preparing its financial statements.

1.6 Tangible fixed assets and depreciation

The charity's freehold property comprises land and buildings including subsequent improvements to the property.

The property is stated at a historic 1991 valuation (as deemed cost) plus subsequent additions less disposals. Depreciation is charged at 2% on cost per annum.

Other tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following basis:

Computer equipment	25%
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1.7 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount repaid net of any trade discounts due.

1.8 Cash at Bank and in hand

Cash at bank and 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 account.

1.9 Creditors

Creditors are normally recognised at their settlement amount after allowing for any trade discounts due.

1.10 Judgements in applying accounting policies 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 for assets and liabilities as at the reporting date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates.

Accruals

The charity makes an estimate of accruals at the year-end based on invoices received after the year end and work undertaken which has not been invoiced based on quotations or estimates of amounts that may be due for payment.

Tangible fixed assets

Tangible fixed assets are depreciated over their useful lives taking into account residual values where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending upon a number of factors. In re assessing the assets' lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account.

THE MANOR HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (continued)
For the year ended 31st December 2024

	Unrestricted funds £	Restricted funds £	Designated funds	2024 Total £	Unrestricted funds £	Restricted funds £	Designated funds £	2023 Total £
1. Income from Investments								
Income from Investments	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
2. Income Charitable Activities								
Rent	139,641	-	45,236	184,877	130,400	-	45,236	175,636
Hire Fees	-	-	-	-	-	-	-	-
CST Grant	205,008	-	-	205,008	203,940	-	-	203,940
Government Grants	-	-	-	-	-	-	-	-
	344,649	-	45,236	389,885	334,340	-	45,236	379,576
3. Charitable Activities								
Support Costs (Note 4)	16,320	-	-	16,320	16,320	-	-	16,320
Direct Charitable Expenditure	331,019	-	-	331,019	331,526	-	33,390	364,916
Governance Costs (Note 5)	9,000	-	-	9,000	8,000	-	-	8,000
	356,339	-	-	356,339	355,846	-	33,390	389,236
4. Support Costs								
Depreciation of buildings	16,320	-	-	16,320	16,320	-	-	16,320
Depreciation of furniture and fixtures	-	-	-	-	-	-	-	-
	16,320	-	-	16,320	16,320	-	-	16,320
5. Governance Costs								
Audit fees	9,000	-	-	9,000	8,000	-	-	8,000
6. Payroll Costs								
Staff Costs				2024 £	2023 £			
Wages and salaries				76,017	89,917			
Social security costs				2,875	2,244			
Pension costs				6,988	5,364			
STAFF COSTS				85,880	97,525			
During the year, the charity incurred redundancy and termination payments of £0 (2023: £23,974).								
Average monthly number of employees				2	2			
Average Full Time Equivalents				2	2			
There were no staff with remuneration above £60k in the current or prior year								
KEY MANAGEMENT COMPENSATION				2024 £	2023 £			
Key management includes the site manager. The compensations paid and payable to Key management for employee service is;								
				54,473	53,057			

THE MANOR HOUSE TRUST

NOTE TO THE FINANCIAL STATEMENTS (continued)
For the year ended 31st December 2024

7. Tangible Fixed Assets	Freehold Land & Buildings £	Total £
Cost or valuation		
At 1st January 2024	2,387,885	2,387,885
At 31st December 2024	<u>2,387,885</u>	<u>2,387,885</u>
Accumulated Depreciation		
At 1st January 2024	437,762	437,762
Provision for the year	16,320	16,320
At 31st December 2024	<u>454,082</u>	<u>454,082</u>
Net book value: At 31st December 2024	<u>1,933,803</u>	<u>1,933,803</u>
Net book value: At 31st December 2023	<u>1,950,123</u>	<u>1,950,123</u>

The freehold land and buildings owned by the charity comprising the Sternberg Centre were revalued on 17 July 2001 by Martyn Gerrard, surveyors at £4,500,000.

This valuation has not been incorporated in the financial statements. The property continues to be stated at the 1991 valuation plus subsequent additions minus property sold.

THE MANOR HOUSE TRUST

NOTE TO THE FINANCIAL STATEMENTS (continued) For the year ended 31st December 2024

	As at 31 December 2024 £	As at 31 December 2023 £
8. Debtors		
Debtors		
Trade Debtors	86,942	60,461
Prepayments	2,357	-
New North London Synagogue	-	21,666
Holmewood School	-	2,176
	89,299	84,303
9. Creditors- amounts falling due within one year	As at 31 December 2024 £	As at 31 December 2023 £
Trade Creditors	66,638	99,356
Other creditors		
NI, Tax & Pensions	4,335	4,911
The Movement for Reform Judaism	21,870	52,385
New North London Synagogue	2,300	-
Leo Baeck College	12,215	35,344
Akiva School	10,243	199
Shofar	8,218	4,175
Holmewood School	6,914	-
Deferred Income /Rent Deposit	34,000	34,000
	100,095	131,014
Accruals		
Other Admin Accruals	22,915	8,365
	189,648	238,735

10. Restricted Funds

	Movement in Funds:		
	Balance as at 01.01.24 £	Incoming £	Outgoing £
Tenants' Building Fund	280,001	-	-
Building Fund	551,118	-	-
Sternberg Centre Fund	450	-	-
	831,569	-	-
	Balance as at 01.01.23 £	Incoming £	Outgoing £
Tenants' Building Fund	280,001	-	-
Building Fund	551,118	-	-
Sternberg Centre Fund	450	-	-
	831,569	-	-

1. The Tenants' Building Fund represents the tenants' contribution towards the cost of the acquisition of the freehold property
2. The Building Fund represents the cost of the construction of the Beit Limmud.
3. The Sternberg Centre Fund represents a gift with specified arrangements for the continued naming of The Sternberg Centre

THE MANOR HOUSE TRUST

NOTE TO THE FINANCIAL STATEMENTS (continued) For the year ended 31st December 2024

11. Designated Fund

	Movement in Funds:		
	Balance as at 01.01.24 £	Incoming £	Outgoing £
Sinking Fund	121,753	45,236	-
	121,753	45,236	0
	Balance as at 01.01.23 £	Incoming £	Outgoing £
Sinking Fund	109,907	45,236	33,390
	109,907	45,236	33,390

1. The Sinking Fund represents the rent from an external tenant to occupy the Levy Building which will be used for site-wide major works.

12. Analysis of Net Assets between Funds

	2024			2023		
	Tangible Fixed Assets	Net Assets	Total	Tangible Fixed Assets	Net Assets	Total
	£	£	£	£	£	£
Restricted Funds						
Tenants' Building Fund	280,001	-	280,001	280,001	-	280,001
Building Fund	551,118	-	551,118	551,118	-	551,118
Sternberg Fund	450	-	450	-	450	450
	831,569	-	831,569	831,119	450	831,569
Designated Funds	-	166,989	166,989	-	121,753	121,753
Unrestricted Funds	1,102,234	(50,404)	1,051,830	1,118,554	(55,034)	1,063,520
	1,933,803	116,585	2,050,388	1,949,673	67,169	2,016,842

13. Connected Charities

The Manor House Trust is connected with various other charities who are fellow tenants of the Trust's freehold property. Transactions with these entities do not meet the criteria for disclosure as related party transactions, and are therefore not disclosed in these accounts.

14. Transactions with trustees

None of the trustees received any remuneration, benefits or expenses.

15. Other Contractual Commitments

The charity has a formal contract in place for the provision of security services, which are recognised as expenditure in the Statement of Financial Activities over the period they relate to. At the reporting date, the charity has an estimated minimum contractual obligation of £28,999 (2023: £6,400), not included in the financial statements, payable over the next 9 months (2023: 3 months).

THE MANOR HOUSE TRUST

England & Wales - Charity number 283083

Accounts

THE MANOR HOUSE TRUST

Registered Charity number 283083

**FINANCIAL STATEMENTS
31 December 2023**

**NYMAN LIBSON PAUL LLP
CHARTERED ACCOUNTANTS
124 FINCHLEY ROAD
LONDON NW3 5JS**

THE MANOR HOUSE TRUST

FINANCIAL STATEMENTS
Year ended 31 December 2023

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THE MANOR HOUSE TRUST

LEGAL AND ADMINISTRATIVE DETAILS

Registered Name:	The Manor House Trust
Registered Number:	283083
Governing Documents:	Trust Deed dated 31 March 1981
Trustees:	Mr D Leibling Mr P Simmons Mr P Winter Mr E Caplin Mr P Langsford Mr P Israel Mrs M Saffer Mrs M Konigsberg (resigned April 2023)
Principal Address:	The Manor House Trust 80 East End Road London N3 2SY
Bankers:	Clydesdale Bank Plc Piccadilly Circus, London
Auditors:	Nyman Libson Paul LLP Chartered Accountants 124 Finchley Road London NW3 5JS

THE MANOR HOUSE TRUST

REPORT OF THE TRUSTEES

The Trustees present their annual report and the audited financial statements of the Manor House Trust for the year ended 31 December 2023.

The Trustees confirm that the annual report and financial statements of the charity comply with the current statutory requirements, the requirements of the charity's governing document and the provisions of the Statement of Recommended Practice (SORP), applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (second edition effective 1 January 2019).

STATUS AND ADMINISTRATION

The charity is constituted by Deed of Trust dated 31 March 1981 and registered with the Charity Commission under charity number 283083. The charity's governing instrument is its constitution which allows for any activities covered by the charity's objectives, with no specific restrictions.

CHARITABLE OBJECTIVES

The principal objectives of the Manor House Trust are the promoting, fostering and advancing of the Jewish religion and way of life in all of its aspects, both religious and secular.

The charity owns a freehold property known as the Sternberg Centre for Judaism which it maintains as a religious, educational, residential, conference and community centre.

Each year the Trustees review its aims and activities to ensure they continue to reflect the charity's objectives. In carrying out this review the Trustees have considered the Charity Commission's guidance on public benefit, which state that the benefit must be to the public, or a section of the public. The Trustees state that the Sternberg Centre is made available for use as a religious, education and community centre. It is also used as an Interfaith Centre to facilitate and encourage dialogue between Judaism and other faiths.

GOVERNANCE

The charity is administered by the Board of Trustees which meets regularly to discuss and implement policy.

There is no limit to the number of Trustees on the board. Major lessees on the Manor House site are each entitled to appoint one trustee and additionally when a donation in excess of £50,000 is made, the donor or his nominee is entitled to become appointed. The Movement for Reform Judaism is entitled to appoint such number of Trustees as is the largest of three, one third of the total number of Trustees, a number equal to the number of "donor" Trustees and a number equal to the number of "lessee" Trustees. Each new Trustee is inducted by existing Trustees and provided with a background to the objectives of the Manor House Trust and advised of their responsibilities.

TRUSTEES

Trustees acting during the year and at the date of approval of the financial statements are listed on page 1.

FINANCIAL REVIEW

Net Outgoing Resources for the year amounted to £9,660 (2022, net incoming £16,400), leaving total fund balances carried forward of £2,016,842, (2022, £2,026,502).

MANOR HOUSE TRUST

REPORT OF THE TRUSTEES (Continued)

Review of activities, achievements and future plans:

The results for the year are shown on page 8 of the financial statements.

The Trust continued to maintain the Sternberg Centre for Judaism as a religious, educational, residential, conference and community centre. Maintenance of the site continued throughout the year including wall clearance, garden maintenance and boiler maintenance and repairs. The CST supported training of the guarding staff and continued to support through their grant.

Volunteers:

In common with all charities the Trust is heavily reliant on the contribution made by a number of volunteers. In particular the members of the charity's governing body participate on a voluntary basis to supplement the activities of the professional team.

INVESTMENT POLICY

The Trustees' investment powers are governed by its trust deed which permits the funds available to be invested in a wide range of securities and assets.

The Board's investment policy is to aim for safety commensurate with immediate and planned spending requirements. Accordingly funds are held as cash balances and not otherwise invested.

The Trustees will continue to manage the Charity's investments in conformity with the policy and its constitution. They are averse to risk and surplus funds will be held on deposit.

RESERVES AND FUNDING

The charity aims to maintain reserves at a level that is sufficient to enable it to meet its charitable commitments as they fall due. The trust is a site management company that is funded by rent, service charges and licence fees to provide security, site maintenance and repairs and caretaking. The only liability specific to the trust is the rental deposit due to Holmewood School. There needs to be sufficient cash flow to fund the payroll, security and repairs and maintenance. The tenants and sub-tenants pay on account on a monthly basis to ensure this is met. Reserves are £2,016,842, (2022 - £2026,502).

RISK MANAGEMENT

The Board of Trustees is responsible for the management of the risks faced by the charity.

All major risks to which the charity is exposed have been identified, assessed and controls established as appropriate. Consequently, the Trustees are satisfied that the major risks identified have been mitigated to the extent reasonable.

The impact of Covid-19 and any restrictions are now largely removed as Tenants have adjusted to low level adjustments and are back to operating as normal.

MANOR HOUSE TRUST

REPORT OF THE TRUSTEES (Continued)

CONNECTED CHARITIES

The Manor House Trust is connected with various other charities who are fellow tenants of the Trust's freehold property, The Sternberg Centre.

The Trust, as agent, incurs expenditure on behalf of all tenants which is subsequently recharged.

AUDITORS

Nyman Libson Paul LLP has expressed their willingness to continue as auditors, and a resolution for their reappointment will be proposed at the next Trustees meeting.

ASSET COVER FOR FUNDS

Note 11 sets out an analysis of the assets attributable to the various funds. These assets are considered sufficient to meet the charity's obligations on a fund by fund basis.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

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

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and 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 operation.

The Trustees are responsible for keeping proper accounting records that are sufficient to show and explain the charity's transaction and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

On behalf of the Trustees



Date: 29 October, 2024

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE MANOR HOUSE TRUST

Opinion

We have audited the Financial Statements of Manor House Trust (the 'Charity') for the year ended 31 December 2022 set out on pages 8 to 14. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The Financial Statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the Financial Statements:

- give a true and fair view of the state of the Charity's affairs as at 31 December 2022 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

The Trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the Financial Statements and our Auditors' Report thereon. Our opinion on the Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Financial Statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the Financial Statements or a material misstatement of the other

information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

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

Responsibilities of the Trustees

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

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

Auditors' 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 Auditors' 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 gained an understanding of the legal and regulatory framework applicable to the charity and the industry in which it operates, and considered the risk of acts by the charity that were contrary to applicable laws and regulations, including fraud. We designed audit procedures to respond to the risk, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

We focussed on laws and regulations which could give rise to a material misstatement in the financial statements, including, but not limited to, the Charities Act 2011. Our tests included agreeing the financial statement disclosures to underlying supporting documentation, reading minutes of meetings of those charged with governance, enquiries with management and review of accounting estimates. There are inherent limitations in the audit procedures described above and, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. We did not identify any key audit matters relating to irregularities, including fraud.

As in all our audits, we also addressed the risk of management override of internal controls, including testing journals and evaluating whether there was evidence of bias by the trustees that represented a risk of material misstatement due to fraud.

A further description of our responsibilities for the audit of the Financial Statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' Report.

Use of our report

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

Nyman Libson Paul LLP

Nyman Libson Paul LLP

Chartered Accountants

Statutory Auditors

124 Finchley Road

London

NW3 5JS

Date: 31 October, 2024

Nyman Libson Paul LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

The notes on pages 10 to 15 form part of these financial statements

MANOR HOUSE TRUST
Statement of Financial
Activities for the year ended
31st December 2023

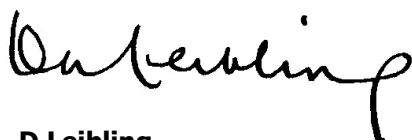
		Unrestricted	Restricted	Designated	Total Funds	<i>Total Funds</i>
		Funds	Funds	Funds	2023	<i>Restated</i>
		£	£	£	£	£
	Note					
Income From:						
Investment Income	1	-	-	-	-	-
Income from Charitable Activities	2	334,340	-	45,236	379,576	357,586
Total		334,340	-	45,236	379,576	357,586
Resources Expended						
Charitable activities	3	355,846	-	33,390	389,236	341,186
Total Resources Expended		355,846	-	33,390	389,236	341,186
Net (Expenditure)/income		(21,506)	-	11,846	(9,660)	16,400
Reconciliation of Funds						
Total Funds brought forward at 1st January 2023		1,085,026	831,569	109,907	2,026,502	2,010,102
Total Funds carried forward at 31st December 2023		1,063,520	831,569	121,753	2,016,842	2,026,502

These financial statements were approved by the Trustees and signed on their behalf by:

The notes on pages 10-15 form part of these financial statements

MANOR HOUSE TRUST
Balance Sheet as at 31st December 2023

	Note	As at 31st December 2023 £	As at 31st December 2022 £
FIXED ASSETS			
Tangible Assets	6	1,950,123	1,966,443
CURRENT ASSETS			
Debtors	7	84,303	59,209
Cash at bank and in Hand		221,151	244,672
		<u>305,454</u>	<u>303,881</u>
Creditors: Amounts falling due within one year	8	(238,735)	(243,822)
		<u></u>	<u></u>
NET CURRENT ASSETS/LIABILITIES		66,719	60,059
NET ASSETS		<u>2,016,842</u>	<u>2,026,502</u>
FUNDS			
Unrestricted		1,063,520	1,085,026
Restricted	9	831,569	831,569
Designated	10	121,753	109,907
		<u>2,016,842</u>	<u>2,026,502</u>



D Leibling

Date: 29 October, 2024

1. ACCOUNTING POLICIES AND DETAILS OF ESTIMATES

1.1 Statement of compliance

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (second edition effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The Manor House Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

1.2 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

Transfer between funds occur for a number of reasons including when funds are closed on completion of a project, when fixed assets are purchased or when trustees decide to release funds from a designated fund.

1.3 Income

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Donations are accounted for as received and investment income on a receivable basis.

The Trust incurs expenditure, including salaries, on behalf of the lessees and tenants of the Sternberg Centre, (Manor House), which are then recharged to them. As the Trust is acting in its capacity as agent for the lessees these recharged amounts are not dealt with in the Financial Statements.

1.4 Expenditure

Expenditure is accounted for on an accruals basis. Support costs are allocated to charitable costs in total as no meaningful allocation can be made to constituent charitable costs. Irrecoverable VAT is included with the expense item to which it relates.

Governance costs are the costs of providing information to and attendance at trustees' meetings and public accountability.

1.5 Going concern

At the reporting date the charity had unrestricted funds of £1,054,623, of which £1,134,874 related to fixed assets, leaving a deficit carried forward on unrestricted reserves of £80,251.

The charity incurs expenditure on the Manor House site which it owns and manages and earns income from and recharges site expenditure to the various lessees and tenants occupying the site. The charity is in the process of building a designated sinking fund, which is currently at a higher level than the unrestricted deficit.

Having reviewed updated forecasts and the current financial position, the trustees are confident that the charity has sufficient liquid resources to remain viable. Accordingly, the Trustees consider it appropriate for the charity to continue to adopt the going concern basis in preparing its financial statements.

1.6 Tangible fixed assets and depreciation

The charity's freehold property comprises land and buildings including subsequent improvements to the property.

The property is stated at a historic 1991 valuation (as deemed cost) plus subsequent additions less disposals. Depreciation is charged at 2% on cost per annum.

Other tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Computer equipment	25%
--------------------	-----

1.7 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount repaid net of any trade discounts due.

1.8 Cash at Bank and in hand

Cash at bank and 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 account.

1.9 Creditors

Creditors are normally recognised at their settlement amount after allowing for any trade discounts due.

1.10 Judgements in applying accounting policies 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 for assets and liabilities as at the reporting date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates.

Accruals

The charity makes an estimate of accruals at the year-end based on invoices received after the year end and work undertaken which has not been invoiced based on quotations or estimates of amounts that may be due for payment.

Tangible fixed assets

Tangible fixed assets are depreciated over their useful lives taking into account residual values where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending upon a number of factors. In re assessing the assets' lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account.

THE MANOR HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (continued)
For the year ended 31st December 2023

	Unrestricted funds £	Restricted funds £	Designated funds	2023 Total £	Unrestricted funds £	Restricted funds £	Designated funds £	2022 Restated Total £
1. Income from Investments								
Income from Investments	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
2. Income Charitable Activities								
Rent	130,400	-	45,236	175,636	113,980	-	45,236	159,216
Hire Fees	-	-	-	-	-	-	-	-
CST Grant	203,940	-	-	203,940	198,370	-	-	198,370
Government Grants	-	-	-	-	-	-	-	-
	334,340	-	45,236	379,576	312,350	-	45,236	357,586
3. Charitable Activities								
Support Costs (Note 4)	16,320	-	-	16,320	16,320	-	-	16,320
Direct Charitable Expenditure	331,526	-	33,390	364,916	312,486	-	4,380	316,866
Governance Costs (Note 5)	8,000	-	-	8,000	8,000	-	-	8,000
	355,846	-	33,390	389,236	336,806	-	4,380	341,186
4. Support Costs								
Depreciation of buildings	16,320	-	-	16,320	16,320	-	-	16,320
Depreciation of furniture and fixtures	-	-	-	-	-	-	-	-
	16,320	-	-	16,320	16,320	-	-	16,320
5. Governance Costs								
Audit fees	8,000	-	-	8,000	8,000	-	-	8,000
6. Payroll Costs								
Staff Costs				2023 £	2022 £			
Wages and salaries				89,917	64,190			
Social security costs				7,244	6,614			
Pension costs				364	253			
STAFF COSTS				97,525	71,057			

During the year, the charity incurred redundancy and termination payments of £23,974 (2022: £Nil). These were fully paid in the year with no amounts outstanding at year end (2022: £Nil).

Average monthly number of employees	2	2
Average Full Time Equivalents	2	2

There were no staff with remuneration above £60k in the current or prior year

KEY MANAGEMENT COMPENSATION

Key management includes the site manager. The compensations paid and payable to Key management for employee service is;

	2023 £	2022 £
	53,057	50,794

THE MANOR HOUSE TRUST

NOTE TO THE FINANCIAL STATEMENTS (continued)
For the year ended 31st December 2023

7. Tangible Fixed Assets

	Freehold Land & Buildings £	Total £
Cost or valuation		
At 1st January 2023	2,387,885	2,387,885
At 31st December 2023	<u>2,387,885</u>	<u>2,387,885</u>
Accumulated Depreciation		
At 1st January 2023	421,442	421,442
Provision for the year	16,320	16,320
At 31st December 2023	<u>437,762</u>	<u>437,762</u>
Net book value:		
At 31st December 2023	<u>1,950,123</u>	<u>1,950,123</u>
Net book value:		
At 31st December 2022	<u>1,966,443</u>	<u>1,966,443</u>

The freehold land and buildings owned by the charity comprising the Sternberg Centre were revalued on 17 July 2001 by Martyn Gerrard, surveyors at £4,500,000.

This valuation has not been incorporated in the financial statements. The property continues to be stated at the 1991 valuation plus subsequent additions minus property sold.

THE MANOR HOUSE TRUST

NOTE TO THE FINANCIAL STATEMENTS (continued)
For the year ended 31st December 2023

8. Debtors	As at 31 December 2023 £	As at 31 December 2022 £
Debtors		
Trade Debtors	60,461	49,883
Prepayments		-
Shofar		-
New North London Synagogue	21,666	6,284
Akiva School	-	-
Holmewood School	2,176	3,042
	84,303	59,209
9. Creditors- amounts falling due within one year	As at 31 December 2023 £	As at 31 December 2022 £
Trade Creditors	99,356	71,317
Other creditors		
NI, Tax & Pensions	4,911	1,496
The Movement for Reform Judaism	52,385	76,009
New North London Synagogue	-	-
Leo Baeck College	35,344	44,697
Akiva School	199	6,809
Shofar	4,175	2,383
Holmewood School	-	-
Deferred Income /Rent Deposit	34,000	32,107
Loan from Trustee	-	-
	131,014	163,501
Accruals		
Other Admin Accruals	8,365	9,005
	238,735	243,823

THE MANOR HOUSE TRUST

NOTE TO THE FINANCIAL STATEMENTS (continued) For the year ended 31st December 2023

10. Restricted Funds

	Movement in Funds:		
	Balance as at 01.01.23 £	Incoming £	Outgoing £
Tenants' Building Fund	280,001	-	-
Building Fund	551,118	-	-
Sternberg Centre Fund	450	-	-
	831,569	-	-

1. The Tenants' Building Fund represents the tenants' contribution towards the cost of the acquisition of the freehold property
2. The Building Fund represents the cost of the construction of the Beit Limmud.
3. The Sternberg Centre Fund represents a gift with specified arrangements for the continued naming of The Sternberg Centre

	Movement in Funds:		
	Balance as at 01.01.23 £	Incoming £	Outgoing £
Sinking Fund	109,907	45,236	33,390
	109,907	45,236	33,390

1. The Sinking Fund represents the rent from an external tenant to occupy the Levy Building which will be used for site-wide major works.

12. Analysis of Net Assets between Funds

	2023			2022		
	Tangible Fixed Assets	Net Assets	Total	Tangible Fixed Assets	Net Assets	Total
	£	£	£	£	£	£
Restricted Funds						
Tenants' Building Fund	280,001	-	280,001	280,001	-	280,001
Building Fund	551,118	-	551,118	551,118	-	551,118
Sternberg Fund	450	-	450	450	-	450
	831,569	-	831,569	831,119	450	831,569
Designated Funds	-	121,753	121,753	-	109,907	109,907
Unrestricted Funds	1,118,554	(55,034)	1,063,520	1,134,874	(49,848)	1,085,026
	1,950,123	66,719	2,016,842	1,965,993	60,509	2,026,502

13. Connected Charities

The Manor House Trust is connected with various other charities who are fellow tenants of the Trust's freehold property,

14. Transactions with trustees

None of the trustees received any remuneration, benefits or expenses.

15. Other Contractual Commitments

The charity has a formal contract in place for the provision of security services, which are recognised as expenditure in the Statement of Financial Activities over the period they relate to. At the reporting date, the charity has an estimated minimum contractual obligation of £6,400 (2022: £32,000), not included in the financial statements, payable over the next 3 months (2022: 15 months).

THE MANOR HOUSE TRUST

England & Wales - Charity number 283083

Accounts

THE MANOR HOUSE TRUST

Registered Charity number 283083

**FINANCIAL STATEMENTS
31 December 2022**

**NYMAN LIBSON PAUL LLP
CHARTERED ACCOUNTANTS
124 FINCHLEY ROAD
LONDON NW3 5JS**

THE MANOR HOUSE TRUST

FINANCIAL STATEMENTS
Year ended 31 December 2022

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THE MANOR HOUSE TRUST

LEGAL AND ADMINISTRATIVE DETAILS

Registered Name:	The Manor House Trust
Registered Number:	283083
Governing Documents:	Trust Deed dated 31 March 1981
Trustees:	Mr D Leibling Mr P Simmons Mr P Winter Mr E Caplin Mr P Langsford Mr P Israel Mrs M Saffer Mrs M Konigsberg (Appointed 27 th July 2022)
Principal Address:	The Manor House Trust 80 East End Road London N3 2SY
Bankers:	Clydesdale Bank Plc Piccadilly Circus, London
Auditors:	Nyman Libson Paul LLP Chartered Accountants 124 Finchley Road London NW3 5JS

THE MANOR HOUSE TRUST

REPORT OF THE TRUSTEES

The Trustees present their annual report and the audited financial statements of the Manor House Trust for the year ended 31 December 2022.

The Trustees confirm that the annual report and financial statements of the charity comply with the current statutory requirements, the requirements of the charity's governing document and the provisions of the Statement of Recommended Practice (SORP), applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (second edition effective 1 January 2019).

STATUS AND ADMINISTRATION

The charity is constituted by Deed of Trust dated 31 March 1981 and registered with the Charity Commission under charity number 283083. The charity's governing instrument is its constitution which allows for any activities covered by the charity's objectives, with no specific restrictions.

CHARITABLE OBJECTIVES

The principal objectives of the Manor House Trust are the promoting, fostering and advancing of the Jewish religion and way of life in all of its aspects, both religious and secular.

The charity owns a freehold property known as the Sternberg Centre for Judaism which it maintains as a religious, educational, residential, conference and community centre.

Each year the Trustees review its aims and activities to ensure they continue to reflect the charity's objectives. In carrying out this review the Trustees have considered the Charity Commission's guidance on public benefit, which state that the benefit must be to the public, or a section of the public. The Trustees state that the Sternberg Centre is made available for use as a religious, education and community centre. It is also used as an Interfaith Centre to facilitate and encourage dialogue between Judaism and other faiths.

GOVERNANCE

The charity is administered by the Board of Trustees which meets regularly to discuss and implement policy.

There is no limit to the number of Trustees on the board. Major lessees on the Manor House site are each entitled to appoint one trustee and additionally when a donation in excess of £50,000 is made, the donor or his nominee is entitled to become appointed. The Movement for Reform Judaism is entitled to appoint such number of Trustees as is the largest of three, one third of the total number of Trustees, a number equal to the number of "donor" Trustees and a number equal to the number of "lessee" Trustees. Each new Trustee is inducted by existing Trustees and provided with a background to the objectives of the Manor House Trust and advised of their responsibilities.

TRUSTEES

Trustees acting during the year and at the date of approval of the financial statements are listed on page 1.

FINANCIAL REVIEW

Net Incoming Resources for the year amounted to £16,400, leaving total fund balances carried forward of £2,026,502.

MANOR HOUSE TRUST

REPORT OF THE TRUSTEES (Continued)

Review of activities, achievements and future plans:

The results for the year are shown on page 8 of the financial statements.

The Trust continued to maintain the Sternberg Centre for Judaism as a religious, educational, residential, conference and community centre. Maintenance of the site continued throughout the year including wall clearance, garden maintenance and boiler maintenance and repairs. The CST supported training of the guarding staff and continued to support through their grant.

Volunteers:

In common with all charities the Trust is heavily reliant on the contribution made by a number of volunteers. In particular the members of the charity's governing body participate on a voluntary basis to supplement the activities of the professional team.

INVESTMENT POLICY

The Trustees' investment powers are governed by its trust deed which permits the funds available to be invested in a wide range of securities and assets.

The Board's investment policy is to aim for safety commensurate with immediate and planned spending requirements. Accordingly funds are held as cash balances and not otherwise invested.

The Trustees will continue to manage the Charity's investments in conformity with the policy and its constitution. They are averse to risk and surplus funds will be held on deposit.

RESERVES AND FUNDING

The charity aims to maintain reserves at a level that is sufficient to enable it to meet its charitable commitments as they fall due.

RISK MANAGEMENT

The Board of Trustees is responsible for the management of the risks faced by the charity.

All major risks to which the charity is exposed have been identified, assessed and controls established as appropriate. Consequently, the Trustees are satisfied that the major risks identified have been mitigated to the extent reasonable.

The impact of Covid-19 and any restrictions are now largely removed as Tenants have adjusted to low level adjustments and are back to operating as normal.

MANOR HOUSE TRUST

REPORT OF THE TRUSTEES (Continued)

CONNECTED CHARITIES

The Manor House Trust is connected with various other charities who are fellow tenants of the Trust's freehold property, The Sternberg Centre.

The Trust, as agent, incurs expenditure on behalf of all tenants which is subsequently recharged.

AUDITORS

Nyman Libson Paul LLP has expressed their willingness to continue as auditors, and a resolution for their reappointment will be proposed at the next Trustees meeting.

ASSET COVER FOR FUNDS

Note 11 sets out an analysis of the assets attributable to the various funds. These assets are considered sufficient to meet the charity's obligations on a fund by fund basis.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

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

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and 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 operation.

The Trustees are responsible for keeping proper accounting records that are sufficient to show and explain the charity's transaction and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

On behalf of the Trustees



Date: 21st September, 2023

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE MANOR HOUSE TRUST

Opinion

We have audited the Financial Statements of Manor House Trust (the 'Charity') for the year ended 31 December 2022 set out on pages 8 to 14. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The Financial Statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the Financial Statements:

- give a true and fair view of the state of the Charity's affairs as at 31 December 2022 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

The Trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the Financial Statements and our Auditors' Report thereon. Our opinion on the Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Financial Statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the Financial Statements or a material misstatement of the other

information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

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

Responsibilities of the Trustees

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

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

Auditors' 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 Auditors' 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 gained an understanding of the legal and regulatory framework applicable to the charity and the industry in which it operates, and considered the risk of acts by the charity that were contrary to applicable laws and regulations, including fraud. We designed audit procedures to respond to the risk, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

We focussed on laws and regulations which could give rise to a material misstatement in the financial statements, including, but not limited to, the Charities Act 2011. Our tests included agreeing the financial statement disclosures to underlying supporting documentation, reading minutes of meetings of those charged with governance, enquiries with management and review of accounting estimates. There are inherent limitations in the audit procedures described above and, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. We did not identify any key audit matters relating to irregularities, including fraud.

As in all our audits, we also addressed the risk of management override of internal controls, including testing journals and evaluating whether there was evidence of bias by the trustees that represented a risk of material misstatement due to fraud.

A further description of our responsibilities for the audit of the Financial Statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' Report.

Use of our report

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



Nyman Libson Paul LLP

Chartered Accountants

Statutory Auditors

124 Finchley Road

London

NW3 5JS

Date: 21st September, 2023

Nyman Libson Paul LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

The notes on pages 10 to 14 form part of these financial statements

MANOR HOUSE TRUST

Statement of Financial Activities for the year ended 31st December 2022

		Unrestricted	Restricted	Designated	Total Funds	Total Funds
		Funds	Funds	Funds	2022	Restated
		£	£	£	£	2021
	Note					£
Income From:						
Investment Income	1	-	-	-	-	-
Income from Charitable Activities	2	312,350	-	45,236	357,586	348,406
Total		312,350	-	45,236	357,586	348,406
Resources Expended						
Charitable activities	3	336,806	-	4,380	341,186	341,976
Total Resources Expended		336,806	-	4,380	341,186	341,976
Net Income		(24,456)	-	40,856	16,400	6,430
Reconciliation of Funds						
Total Funds brought forward at 1st January 2022		1,109,482	831,569	69,051	2,010,102	2,003,672
Total Funds carried forward at 31st December 2022		1,085,026	831,569	109,907	2,026,502	2,010,102

These financial statements were approved by the Trustees and signed on their behalf by:

The notes on pages 10-14 form part of these financial statements

MANOR HOUSE TRUST
Balance Sheet as at 31st December 2022

	Note	As at 31st December 2022 £	As at 31st December 2021 £
FIXED ASSETS			
Tangible Assets	6	1,966,443	1,982,763
CURRENT ASSETS			
Debtors	7	59,209	49,101
Cash at bank and in Hand		244,672	207,241
		<u>303,881</u>	<u>256,342</u>
Creditors: Amounts falling due within one year	8	(243,822)	(229,003)
		<u></u>	<u></u>
NET CURRENT ASSETS/LIABILITIES		60,059	27,339
NET ASSETS		<u>2,026,502</u>	<u>2,010,102</u>
FUNDS			
Unrestricted		1,085,026	1,109,482
Restricted	9	831,569	831,569
Designated	10	109,907	69,051
		<u>2,026,502</u>	<u>2,010,102</u>

D Leibling



Date: 21st September, 2023

1. ACCOUNTING POLICIES AND DETAILS OF ESTIMATES

1.1 Statement of compliance

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (second edition effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The Manor House Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

1.2 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

Transfer between funds occur for a number of reasons including when funds are closed on completion of a project, when fixed assets are purchased or when trustees decide to release funds from a designated fund.

1.3 Income

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Donations are accounted for as received and investment income on a receivable basis.

The Trust incurs expenditure, including salaries, on behalf of the lessees and tenants of the Sternberg Centre, (Manor House), which are then recharged to them. As the Trust is acting in its capacity as agent for the lessees these recharged amounts are not dealt with in the Financial Statements.

1.4 Expenditure

Expenditure is accounted for on an accruals basis. Support costs are allocated to charitable costs in total as no meaningful allocation can be made to constituent charitable costs. Irrecoverable VAT is included with the expense item to which it relates.

Governance costs are the costs of providing information to and attendance at trustees' meetings and public accountability.

1.5 Going concern

At the reporting date the charity had unrestricted funds of £1,054,623, of which £1,134,874 related to fixed assets, leaving a deficit carried forward on unrestricted reserves of £80,251.

The charity incurs expenditure on the Manor House site which it owns and manages and earns income from and recharges site expenditure to the various lessees and tenants occupying the site. The charity is in the process of building a designated sinking fund, which is currently at a higher level than the unrestricted deficit.

Having reviewed updated forecasts and the current financial position, the trustees are confident that the charity has sufficient liquid resources to remain viable. Accordingly, the Trustees consider it appropriate for the charity to continue to adopt the going concern basis in preparing its financial statements.

1.6 Tangible fixed assets and depreciation

The charity's freehold property comprises land and buildings including subsequent improvements to the property.

The property is stated at a historic 1991 valuation (as deemed cost) plus subsequent additions less disposals. Depreciation is charged at 2% on cost per annum.

Other tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Computer equipment	25%
--------------------	-----

1.7 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount repaid net of any trade discounts due.

1.8 Cash at Bank and in hand

Cash at bank and 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 account.

1.9 Creditors

Creditors are normally recognised at their settlement amount after allowing for any trade discounts due.

1.10 Judgements in applying accounting policies 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 for assets and liabilities as at the reporting date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates.

Accruals

The charity makes an estimate of accruals at the year-end based on invoices received after the year end and work undertaken which has not been invoiced based on quotations or estimates of amounts that may be due for payment.

Tangible fixed assets

Tangible fixed assets are depreciated over their useful lives taking into account residual values where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending upon a number of factors. In re assessing the assets' lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account.

THE MANOR HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (continued)

For the year ended 31st December 2022

	Unrestricted funds	Restricted funds	Designated funds	2022 Total	Unrestricted funds	Restricted funds	Designated funds	2021 Restated Total
	£	£		£	£	£		£
1. Income from Investments								
Income from Investments	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-

2. Income Charitable Activities

Rent	113,980	-	45,236	159,216	109,066	-	45,236	154,302
Hire Fees	-	-	-	-	-	-	-	-
CST Grant	198,370	-	-	198,370	188,414	-	-	188,414
Government Grants	-	-	-	-	5,690	-	-	5,690
	312,350	-	45,236	357,586	303,170	-	45,236	348,406

3. Charitable Activities

Support Costs (Note 4)	16,320	-	-	16,320	16,320	-	-	16,320
Direct Charitable Expenditure	312,486	-	4,380	316,866	303,170	-	15,486	318,656
Governance Costs (Note 5)	8,000	-	-	8,000	7,000	-	-	7,000
	336,806	-	4,380	341,186	326,490	-	15,486	341,976

4. Support Costs

Depreciation of buildings	16,320	-	-	16,320	16,320	-	-	16,320
Depreciation of furniture and fixtures	-	-	-	-	-	-	-	-
	16,320	-	-	16,320	16,320	-	-	16,320

5. Governance Costs

Audit fees	8,000	-	-	8,000	7,000	-	-	7,000
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6. Tangible Fixed Assets

	Freehold Land & Buildings	Total
	£	£
Cost or valuation		
At 1st January 2022	2,387,885	2,387,885
At 31st December 2022	<u>2,387,885</u>	<u>2,387,885</u>
Accumulated Depreciation		
At 1st January 2022	405,122	405,122
Provision for the year	16,320	16,320
At 31st December 2022	<u>421,442</u>	<u>421,442</u>
Net book value:		
At 31st December 2022	<u>1,966,443</u>	<u>1,966,443</u>
Net book value:		
At 31st December 2021	<u>1,982,763</u>	<u>1,982,763</u>

The freehold land and buildings owned by the charity comprising the Sternberg Centre were revalued on 17 July 2001 by Martyn Gerrard, surveyors at £4,500,000.

This valuation has not been incorporated in the financial statements. The property continues to be stated at the 1991 valuation plus subsequent additions minus property sold.

THE MANOR HOUSE TRUST

NOTE TO THE FINANCIAL STATEMENTS (continued) For the year ended 31st December 2022

7. Debtors	As at 31 December 2022 £	As at 31 December 2021 £
Debtors		
Trade Debtors	49,883	45,419
Prepayments		1,805
Shofar		1,694
New North London Synagogue	6,284	-
Akiva School	-	183
Holmewood School	3,042	-
	59,209	49,101
 8. Creditors- amounts falling due within one year	 As at 31 December 2022 £	 As at 31 December 2021 £
Trade Creditors	71,317	54,118
Other creditors		
NI, Tax & Pensions	1,496	1,790
The Movement for Reform Judaism	76,009	80,819
New North London Synagogue	-	41
Leo Baeck College	44,697	22,608
Akiva School	6,809	-
Shofar	2,383	-
Holmewood School	-	17,161
Deferred Income /Rent Deposit	32,107	37,654
Loan from Trustee	-	-
	163,500	160,073
Accruals		
Other Admin Accruals	9,005	14,812
	243,822	229,003

THE MANOR HOUSE TRUST

NOTE TO THE FINANCIAL STATEMENTS (continued)

For the year ended 31st December 2022

9. Restricted Funds

9. Restricted Funds	Movement in Funds:			
	Balance as			Balance as at
	at	Incoming	Outgoing	31.12.22
	01.01.22			
	£	£	£	£
Tenants' Building Fund	280,001	-	-	280,001
Building Fund	551,118	-	-	551,118
Sternberg Centre Fund	450	-	-	450
	831,569	-	-	831,569

1. The Tenants' Building Fund represents the tenants' contribution towards the cost of the acquisition of the freehold property
2. The Building Fund represents the cost of the construction of the Beit Limmud.
3. The Sternberg Centre Fund represents a gift with specified arrangements for the continued naming of The Sternberg Centre

	Movement in Funds:			
	Balance as at 01.01.22 £	Incoming £	Outgoing £	Balance as at 31.12.22 £
10. Designated Fund				
Sinking Fund	69,051	45,236	4,380	109,907
	69,051	45,236	4,380	109,907

1. The Sinking Fund represents the rent from an external tenant to occupy the Levy Building which will be used for site-wide major works.

11. Analysis of Net Assets between Funds

	2022			2021		
	Tangible Fixed Assets	Net Assets	Total	Tangible Fixed Assets	Net Assets	Total
	£	£	£	£	£	£
Restricted Funds						
Tenants' Building Fund	280,001	-	280,001	280,001	-	280,001
Building Fund	551,118	-	551,118	551,118	-	551,118
Sternberg Fund	450	-	450	450	-	450
	831,569	-	831,569	831,119	450	831,569
Designated Funds	-	109,907	109,907	-	69,051	69,051
Unrestricted Funds	1,134,874	(49,848)	1,085,026	1,167,964	(58,482)	1,109,482
	1,966,443	60,059	2,026,502	1,999,083	11,019	2,010,102

12. Connected Charities

The Manor House Trust is connected with various other charities who are fellow tenants of the Trust's freehold property,

13. Transactions with trustees

None of the trustees received any remuneration, benefits or expenses.

14. Other Contractual Commitments

The charity has a formal contract in place for the provision of security services, which are recognised as expenditure in the Statement of Financial Activities over the period they relate to. At the reporting date, the charity has an estimated minimum contractual obligation of £32,000, not included in the financial statements, payable over the next 15 months

THE MANOR HOUSE TRUST

England & Wales - Charity number 283083

Accounts

THE MANOR HOUSE TRUST

Registered Charity number 283083

**FINANCIAL STATEMENTS
31 December 2021**

**NYMAN LIBSON PAUL LLP
CHARTERED ACCOUNTANTS
124 FINCHLEY ROAD
LONDON NW3 5JS**

THE MANOR HOUSE TRUST

FINANCIAL STATEMENTS

Year ended 31 December 2021

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THE MANOR HOUSE TRUST

LEGAL AND ADMINISTRATIVE DETAILS

Registered Name:	The Manor House Trust
Registered Number:	283083
Governing Documents:	Trust Deed dated 31 March 1981
Trustees:	Mr D Leibling Mr P Simmons Mr P Winter Mr E Caplin Mr P Langsford Mr P Israel Mrs M Saffer (Appointed April 2021) Mr M Frankl (resigned Nov 2020) Mr S Herman (Nov 2020, deceased June 2022)
Principal Address:	The Manor House Trust 80 East End Road London N3 2SY
Bankers:	Clydesdale Bank Plc Piccadilly Circus, London
Auditors:	Nyman Libson Paul LLP Chartered Accountants 124 Finchley Road London NW3 5JS

THE MANOR HOUSE TRUST

REPORT OF THE TRUSTEES

The Trustees present their annual report and the audited financial statements of the Manor House Trust for the year ended 31 December 2021.

The Trustees confirm that the annual report and financial statements of the charity comply with the current statutory requirements, the requirements of the charity's governing document and the provisions of the Statement of Recommended Practice (SORP), applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (second edition effective 1 January 2019).

STATUS AND ADMINISTRATION

The charity is constituted by Deed of Trust dated 31 March 1981 and registered with the Charity Commission under charity number 283083. The charity's governing instrument is its constitution which allows for any activities covered by the charity's objectives, with no specific restrictions.

CHARITABLE OBJECTIVES

The principal objectives of the Manor House Trust are the promoting, fostering and advancing of the Jewish religion and way of life in all of its aspects, both religious and secular.

The charity owns a freehold property known as the Sternberg Centre for Judaism which it maintains as a religious, educational, residential, conference and community centre.

Each year the Trustees review its aims and activities to ensure they continue to reflect the charity's objectives. In carrying out this review the Trustees have considered the Charity Commission's guidance on public benefit, which state that the benefit must be to the public, or a section of the public. The Trustees state that the Sternberg Centre is made available for use as a religious, education and community centre. It is also used as an Interfaith Centre to facilitate and encourage dialogue between Judaism and other faiths.

GOVERNANCE

The charity is administered by the Board of Trustees which meets regularly to discuss and implement policy.

There is no limit to the number of Trustees on the board. Major lessees on the Manor House site are each entitled to appoint one trustee and additionally when a donation in excess of £50,000 is made, the donor or his nominee is entitled to become appointed. The Movement for Reform Judaism is entitled to appoint such number of Trustees as is the largest of three, one third of the total number of Trustees, a number equal to the number of "donor" Trustees and a number equal to the number of "lessee" Trustees. Each new Trustee is inducted by existing Trustees and provided with a background to the objectives of the Manor House Trust and advised of their responsibilities.

TRUSTEES

Trustees acting during the year and at the date of approval of the financial statements are listed on page 1.

FINANCIAL REVIEW

Net Incoming Resources for the year amounted to £6,430, leaving total fund balances carried forward of £2,010,102.

MANOR HOUSE TRUST

REPORT OF THE TRUSTEES (Continued)

Review of activities, achievements and future plans:

The results for the year are shown on page 8 of the financial statements.

The Trust continued to maintain the Sternberg Centre for Judaism as a religious, educational, residential, conference and community centre. In the earlier part of 2021 the pandemic continued to impact the footfall on the site and some sub-tenants expanded to accommodate working in bubbles while others sub-let their space awaiting changes in restrictions. The trust did not increase the licence fees for those that were particularly impacted by these restrictions. After the summer when the restrictions were eased all tenants were able to return to a more stable working environment. Maintenance of the site continued throughout the year including wall clearance, garden maintenance and boiler maintenance and repairs. The CST supported training of the guarding staff and continued to support through their grant. In 2021 a new site manager took over from the previous long standing site manager.

Volunteers:

In common with all charities the Trust is heavily reliant on the contribution made by a number of volunteers. In particular the members of the charity's governing body participate on a voluntary basis to supplement the activities of the professional team.

INVESTMENT POLICY

The Trustees' investment powers are governed by its trust deed which permits the funds available to be invested in a wide range of securities and assets.

The Board's investment policy is to aim for safety commensurate with immediate and planned spending requirements. Accordingly funds are held as cash balances and not otherwise invested.

The Trustees will continue to manage the Charity's investments in conformity with the policy and its constitution. They are averse to risk and surplus funds will be held on deposit.

RESERVES AND FUNDING

The charity aims to maintain reserves at a level that is sufficient to enable it to meet its charitable commitments as they fall due.

RISK MANAGEMENT

The Board of Trustees is responsible for the management of the risks faced by the charity.

All major risks to which the charity is exposed have been identified, assessed and controls established as appropriate. Consequently, the Trustees are satisfied that the major risks identified have been mitigated to the extent reasonable.

The impact of Covid-19 was to cause a number of Tenants to have to remain off of the site, with the Schools and Nurseries operating in line with government guidelines. The Trust ensured appropriate measures were put in place to following social distancing rules for those accessing the site. This included a risk assessments by building which were put together in conjunction with the Tenants and sub-tenants of the site.

MANOR HOUSE TRUST

REPORT OF THE TRUSTEES (Continued)

CONNECTED CHARITIES

The Manor House Trust is connected with various other charities who are tenants of the Trust's freehold property, The Sternberg Centre.

The Trust, as agent, incurs expenditure on behalf of all tenants which is subsequently recharged.

AUDITORS

Nyman Libson Paul LLP has expressed their willingness to continue as auditors, and a resolution for their reappointment will be proposed at the next Trustees meeting.

ASSET COVER FOR FUNDS

Note 11 sets out an analysis of the assets attributable to the various funds. These assets are considered sufficient to meet the charity's obligations on a fund by fund basis.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

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

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and 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 operation.

The Trustees are responsible for keeping proper accounting records that are sufficient to show and explain the charity's transaction and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

On behalf of the Trustees



Date: 6th September 2022

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE MANOR HOUSE TRUST

Opinion

We have audited the Financial Statements of Manor House Trust (the 'Charity') for the year ended 31 December 2021 set out on pages 8 to 14. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The Financial Statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the Financial Statements:

- give a true and fair view of the state of the Charity's affairs as at 31 December 2020 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

The Trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the Financial Statements and our Auditors' Report thereon. Our opinion on the Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Financial Statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the Financial Statements or a material misstatement of the other

information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

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

Responsibilities of the Trustees

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

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

Auditors' 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 Auditors' 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 gained an understanding of the legal and regulatory framework applicable to the charity and the industry in which it operates, and considered the risk of acts by the charity that were contrary to applicable laws and regulations, including fraud. We designed audit procedures to respond to the risk, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

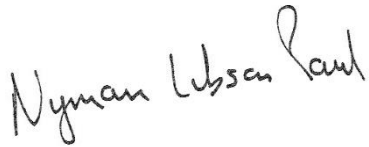
We focussed on laws and regulations which could give rise to a material misstatement in the financial statements, including, but not limited to, the Charities Act 2011. Our tests included agreeing the financial statement disclosures to underlying supporting documentation, reading minutes of meetings of those charged with governance, enquiries with management and review of accounting estimates. There are inherent limitations in the audit procedures described above and, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. We did not identify any key audit matters relating to irregularities, including fraud.

As in all our audits, we also addressed the risk of management override of internal controls, including testing journals and evaluating whether there was evidence of bias by the trustees that represented a risk of material misstatement due to fraud.

A further description of our responsibilities for the audit of the Financial Statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' Report.

Use of our report

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



Nyman Libson Paul LLP

Chartered Accountants

Statutory Auditors

124 Finchley Road

London

NW3 5JS

Date: 6th September 2022

Nyman Libson Paul LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

The notes on pages 10 to 14 form part of these financial statements

MANOR HOUSE TRUST

**Statement of Financial Activities for
the year ended 31st December 2021**

		Unrestricted	Restricted	Designated	Total Funds	Total Funds Restated
		Funds	Funds	Funds	2021	2020
		£	£	£	£	£
	Note					
Income From:						
Investment Income	1	-	-	-	-	-
Income from Charitable Activities	2	278,186	-	45,236	323,422	325,819
Total		278,186	-	45,236	323,422	325,819
Resources Expended						
Charitable activities	3	301,506	-	15,486	316,992	305,528
Total Resources Expended		301,506	-	15,486	316,992	305,528
Net Income		(23,320)	-	29,750	6,430	20,291
Reconciliation of Funds						
Total Funds brought forward at 1st January 2021		1,132,802	831,569	39,301	2,003,672	1,983,381
Total Funds carried forward at 31st December 2021		1,109,482	831,569	69,051	2,010,102	2,003,672

**These financial statements were approved by the Trustees and signed on their behalf by:
D Leibling**



The notes on pages 10-14 form part of these financial statements

MANOR HOUSE TRUST

Balance Sheet as at 31st December 2021

	Note	As at 31st December 2021		As at 31st December 2020	
		£	£	£	£
FIXED ASSETS					
Tangible Assets	6		1,982,763		1,999,083
CURRENT ASSETS					
Debtors	7	49,101		67,026	
Cash at bank and in Hand		207,241		190,105	
		256,342		257,131	
 Creditors: Amounts falling due within one year	8	 (229,003)		 (252,542)	
NET CURRENT ASSETS/LIABILITIES			27,339		4,589
NET ASSETS			2,010,102		2,003,672
 FUNDS					
Unrestricted			1,109,482		1,132,802
Restricted	9		831,569		831,569
Designated	10		69,051		39,301
			2,010,102		2,003,672



D Leibling

Date: 6th September 2022

1. ACCOUNTING POLICIES AND DETAILS OF ESTIMATES

1.1 Statement of compliance

1.2

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (second edition effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The Manor House Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

1.2 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

Transfer between funds occur for a number of reasons including when funds are closed on completion of a project, when fixed assets are purchased or when trustees decide to release funds from a designated fund.

1.3 Income

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Donations are accounted for as received and investment income on a receivable basis.

The Trust incurs expenditure, including salaries, on behalf of the lessees and tenants of the Sternberg Centre, (Manor House), which are then recharged to them. As the Trust is acting in its capacity as agent for the lessees these recharged amounts are not dealt with in the Financial Statements.

1.4 Expenditure

Expenditure is accounted for on an accruals basis. Support costs are allocated to charitable costs in total as no meaningful allocation can be made to constituent charitable costs. Irrecoverable VAT is included with the expense item to which it relates.

Governance costs are the costs of providing information to and attendance at trustees' meetings and public accountability.

1.5 Going concern

At the reporting date the charity had unrestricted funds of £1,109,482, of which £1,151,194 related to fixed assets, leaving a deficit carried forward on unrestricted reserves of £41,712.

The charity incurs expenditure on the Manor House site which it owns and manages and earns income from and recharges site expenditure to the various lessees and tenants occupying the site. The charity is in the process of building a designated sinking fund, which is currently at a higher level than the unrestricted deficit.

Having reviewed updated forecasts and the current financial position, the trustees are confident that the charity has sufficient liquid resources to remain viable. Accordingly, the Trustees consider it appropriate for the charity to continue to adopt the going concern basis in preparing its financial statements.

1.6 Tangible fixed assets and depreciation

The charity's freehold property comprises land and buildings including subsequent improvements to the property.

The property is stated at a historic 1991 valuation (as deemed cost) plus subsequent additions less disposals. Depreciation is charged at 2% on cost per annum.

Other tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Computer equipment	25%
--------------------	-----

1.7 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount repaid net of any trade discounts due.

1.8 Cash at Bank and in hand

Cash at bank and 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 account.

1.9 Creditors

Creditors are normally recognised at their settlement amount after allowing for any trade discounts due.

1.10 Judgements in applying accounting policies 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 for assets and liabilities as at the reporting date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates.

Accruals

The charity makes an estimate of accruals at the year-end based on invoices received after the year end and work undertaken which has not been invoiced based on quotations or estimates of amounts that may be due for payment.

Tangible fixed assets

Tangible fixed assets are depreciated over their useful lives taking into account residual values where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending upon a number of factors. In re assessing the assets' lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account.

THE MANOR HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (continued)
For the year ended 31st December 2021

	Unrestricted funds £	Restricted funds £	Designated funds	2021 Total £	Unrestricted funds £	Restricted funds £	Designated funds	2020 Restated Total £
1. Income from Investments								
Income from Investments	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-

2. Income Charitable Activities

Rent	109,066	-	45,236	154,302	102,632	-	45,236	147,868
Hire Fees	-	-	-	-	-	-	-	-
CST Grant	163,430	-	-	163,430	163,115	-	-	163,115
Government Grants	5,690	-	-	5,690	14,836	-	-	14,836
	278,186	-	45,236	323,422	280,583	-	45,236	325,819

3. Charitable Activities

Support Costs (Note 4)	16,320	-	-	16,320	16,320	-	-	16,320
Direct Charitable Expenditure	278,186	-	15,486	293,672	280,583	-	2,125	282,708
Governance Costs (Note 5)	7,000	-	-	7,000	6,500	-	-	6,500
	301,506	-	15,486	316,992	303,403	-	2,125	305,528

4. Support Costs

Depreciation of buildings	16,320	-	-	16,320	16,320	-	-	16,320
Depreciation of furniture and fixtures	-	-	-	-	-	-	-	-
	16,320	-	-	16,320	16,320	-	-	16,320

5. Governance Costs

Audit fees	7,000	-	-	7,000	6,500	-	-	6,500
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6. Tangible Fixed Assets

	Freehold Land & Buildings £	Total £
Cost or valuation		
At 1st January 2021	2,387,885	2,387,885
At 31st December 2021	<u>2,387,885</u>	<u>2,387,885</u>
Accumulated Depreciation		
At 1st January 2020	388,802	388,802
Provision for the year	16,320	16,320
At 31st December 2021	<u>405,122</u>	<u>405,122</u>
Net book value:		
At 31st December 2021	<u>1,982,763</u>	<u>1,982,763</u>
Net book value:		
At 31st December 2020	<u>1,999,083</u>	<u>1,999,083</u>

The freehold land and buildings owned by the charity comprising the Sternberg Centre were revalued on 17 July 2001 by Martyn Gerrard, surveyors at £4,500,000.

This valuation has not been incorporated in the financial statements. The property continues to be stated at the 1991 valuation plus subsequent additions minus property sold.

THE MANOR HOUSE TRUST

NOTE TO THE FINANCIAL STATEMENTS (continued)
For the year ended 31st December 2021

7. Debtors	As at 31 December 2021 £	As at 31 December 2020 £
Debtors		
Trade Debtors	45,419	51,600
Prepayments	1,805	1,805
Shofar	1,694	-
Leo Baeck College	-	13,621
Akiva School	183	-
Loan	-	-
	49,101	67,026
 8. Creditors- amounts falling due within one year	 As at 31 December 2021 £	 As at 31 December 2020 £
Trade Creditors	54,118	53,276
Other creditors		
NI, Tax & Pensions	1,790	3,425
The Movement for Reform Judaism	80,819	56,224
New North London Synagogue	41	22,247
Leo Baeck College	22,608	-
Akiva School	-	20,772
Shofar	-	-
Holmewood School	17,161	10,520
Deferred Income /Rent Deposit	37,654	38,128
Loan from Trustee	-	-
	160,073	151,316
Accruals		
Other Admin Accruals	14,812	47,950
	229,003	252,542

THE MANOR HOUSE TRUST

NOTE TO THE FINANCIAL STATEMENTS (continued) For the year ended 31st December 2021

9. Restricted Funds

9. Restricted Funds	Movement in Funds:			
	Balance as			Balance as at
	at	Incoming	Outgoing	31.12.21
	01.01.21			
	£	£	£	£
Tenants' Building Fund	280,001	-	-	280,001
Building Fund	551,118	-	-	551,118
Sternberg Centre Fund	450	-	-	450
	831,569	-	-	831,569

1. The Tenants' Building Fund represents the tenants' contribution towards the cost of the acquisition of the freehold property
2. The Building Fund represents the cost of the construction of the Beit Limmud.
3. The Sternberg Centre Fund represents a gift with specified arrangements for the continued naming of The Sternberg Centre

	Movement in Funds:			
	Balance as at 01.01.21 £	Incoming £	Outgoing £	Balance as at 31.12.21 £
10. Designated Fund				
Sinking Fund	39,301	45,236	15,486	69,051
	39,301	45,236	15,486	69,051

1. The Sinking Fund represents the rent from an external tenant to occupy the Levy Building which will be used for site-wide major works.

11. Analysis of Net Assets between Funds

	2021			2020		
	Tangible Fixed Assets	Net Assets	Total	Tangible Fixed Assets	Net Assets	Total
	£	£	£	£	£	£
Restricted Funds						
Tenants' Building Fund	280,001	-	280,001	280,001	-	280,001
Building Fund	551,118	-	551,118	551,118	-	551,118
Sternberg Fund	450	-	450	-	450	450
	831,569	-	831,569	831,119	450	831,569
Designated Funds	-	69,051	69,051	-	39,301	39,301
Unrestricted Funds	1,151,194	(41,712)	1,109,482	1,167,964	(35,162)	1,132,802
	1,982,763	27,339	2,010,102	1,999,083	4,589	2,003,672

12. Connected Charities

The Manor House Trust is connected with various other charities who are fellow tenants of the Trust's freehold property,

13. Transactions with trustees

None of the trustees received any remuneration, benefits or expenses.

THE MANOR HOUSE TRUST

England & Wales - Charity number 283083

Accounts

THE MANOR HOUSE TRUST

Registered Charity Number 283083

**FINANCIAL STATEMENTS
31st December 2020**

**NYMAN LIBSON PAUL LLP
CHARTERED ACCOUNTANTS
124 FINCHLEY ROAD
LONDON NW3 5JS**

THE MANOR HOUSE TRUST

FINANCIAL STATEMENTS

Year Ended 31st December 2020

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THE MANOR HOUSE TRUST

LEGAL AND ADMINISTRATIVE DETAILS

Registered Name: The Manor House Trust

Registered Number: 283083

Governing Documents: Trust Deed dated 31st March 1981

Trustees:

- Mr D Leibling
- Mr P Simmons
- Mr P Winter
- Mr Edward Caplin
- Mr P Langsford
- Mr P Israel
- Mr M Frankl

Principal Address: The Manor House Trust
80 East End Road
London N3 2SY

Bankers: Clydesdale Bank Plc
Piccadilly Circus, London

Auditors: Nyman Libson Paul LLP
Chartered Accountants
124 Finchley Road
London NW3 5JS

THE MANOR HOUSE TRUST

REPORT OF THE TRUSTEES

The Trustees present their annual report and the audited financial statements of the Manor House Trust for the year ended 31 December 2020.

The Trustees confirm that the annual report and financial statements of the charity comply with the current statutory requirements, the requirements of the charity's governing document and the provisions of the Statement of Recommended Practice (SORP), applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (second edition effective 1 January 2019).

STATUS AND ADMINISTRATION

The charity is constituted by Deed of Trust dated 31 March 1981 and registered with the Charity Commission under charity number 283083. The charity's governing instrument is its constitution which allows for any activities covered by the charity's objectives, with no specific restrictions.

CHARITABLE OBJECTIVES

The principal objectives of the Manor House Trust are the promoting, fostering and advancing of the Jewish religion and way of life in all of its aspects, both religious and secular.

The charity owns a freehold property known as the Sternberg Centre for Judaism which it maintains as a religious, educational, residential, conference and community centre.

Each year the Trustees review its aims and activities to ensure they continue to reflect the charity's objectives. In carrying out this review the Trustees have considered the Charity Commission's guidance on public benefit, which state that the benefit must be to the public, or a section of the public. The Trustees state that the Sternberg Centre is made available for use as a religious, education and community centre. It is also used as an Interfaith Centre to facilitate and encourage dialogue between Judaism and other faiths.

GOVERNANCE

The charity is administered by the Board of Trustees which meets regularly to discuss and implement policy.

There is no limit to the number of Trustees on the board. Major lessees on the Manor House site are each entitled to appoint one trustee and additionally when a donation in excess of £50,000 is made, the donor or his nominee is entitled to become appointed. The Movement for Reform Judaism is entitled to appoint such number of Trustees as is the largest of three, one third of the total number of Trustees, a number equal to the number of "donor" Trustees and a number equal to the number of "lessee" Trustees. Each new Trustee is inducted by existing Trustees and provided with a background to the objectives of the Manor House Trust and advised of their responsibilities.

TRUSTEES

Trustees acting during the year and at the date of approval of the financial statements are listed on page 1.

FINANCIAL REVIEW

Net Incoming Resources for the year amounted to £20,291, leaving total fund balances carried forward of £2,003,672.

MANOR HOUSE TRUST

REPORT OF THE TRUSTEES (Continued)

Review of activities, achievements and future plans:

The results for the year are shown on page 8 of the financial statements.

The Trust continued to maintain the Sternberg Centre for Judaism as a religious, educational, residential, conference and community centre. All areas of the site are now occupied. In 2020 the Trust operated and adapted to the extra demands of Covid-19. This included careful risk management of the footfall on the site and assisting with appropriate security and facilitating social distancing and people traffic across the site. The implementation of a up to date fire detection system for the Manor House was instructed, to be completed before the spring of 2021 and a replacement boiler system for the Manor House, was also authorised and will be completed by the summer of 2021. Aside from these major works, while a number of sub-tenant weathered the impact of Covid-19 which forced some to have to close and others to operate and work remotely, others rented the vacant space to allow them to continue to operate in a more spread out and Covid friendly way. Overall the Tenants and sub-tenant got through a very difficult year and the Trust maintained its rental and licence fees and the continued financial support of the Community Security Trust (CST).

Volunteers:

In common with all charities the Trust is heavily reliant on the contribution made by a number of volunteers. In particular the members of the charity's governing body participate on a voluntary basis to supplement the activities of the professional team.

INVESTMENT POLICY

The Trustees' investment powers are governed by its trust deed which permits the funds available to be invested in a wide range of securities and assets.

The Board's investment policy is to aim for safety commensurate with immediate and planned spending requirements. Accordingly funds are held as cash balances and not otherwise invested.

The Trustees will continue to manage the Charity's investments in conformity with the policy and its constitution. They are averse to risk and surplus funds will be held on deposit.

RESERVES AND FUNDING

The charity aims to maintain reserves at a level that is sufficient to enable it to meet its charitable commitments as they fall due.

RISK MANAGEMENT

The Board of Trustees is responsible for the management of the risks faced by the charity.

All major risks to which the charity is exposed have been identified, assessed and controls established as appropriate. Consequently, the Trustees are satisfied that the major risks identified have been mitigated to the extent reasonable.

The impact of Covid-19 was to cause a number of Tenants to have to remain off of the site, with the Schools and Nurseries operating in line with government guidelines. The Trust ensured appropriate measures were put in place to following social distancing rules for those accessing the site. This included a risk assessments by building which were put together in conjunction with the Tenants and sub- tenants of the site.

MANOR HOUSE TRUST

REPORT OF THE TRUSTEES (Continued)

CONNECTED CHARITIES

The Manor House Trust is connected with various other charities who are fellow tenants of the Trust's freehold property, The Sternberg Centre.

The Trust, as agent, incurs expenditure on behalf of all tenants which is subsequently recharged.

AUDITORS

Nyman Libson Paul LLP has expressed their willingness to continue as auditors, and a resolution for their reappointment will be proposed at the next Trustees meeting.

ASSET COVER FOR FUNDS

Note 11 sets out an analysis of the assets attributable to the various funds. These assets are considered sufficient to meet the charity's obligations on a fund by fund basis.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

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

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and 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 operation.

The Trustees are responsible for keeping proper accounting records that are sufficient to show and explain the charity's transaction and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

On behalf of the Trustees



Date: 23rd September 2021

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE MANOR HOUSE TRUST

Opinion

We have audited the Financial Statements of Manor House Trust (the 'Charity') for the year ended 31 December 2020 set out on pages 8 to 14. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The Financial Statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the Financial Statements:

- give a true and fair view of the state of the Charity's affairs as at 31 December 2020 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the Financial Statements section of our report. We are independent of the Charity in accordance with the ethical requirements that are relevant to our audit of the Financial Statements in the United Kingdom, including the Financial Reporting Council'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.

Use of our report

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

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 whereby:

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

Other information

The Trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the Financial Statements and our Auditors' Report thereon. Our opinion on the Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.

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

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

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

Responsibilities of the Trustees

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

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

Auditors' 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 Auditors' 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.

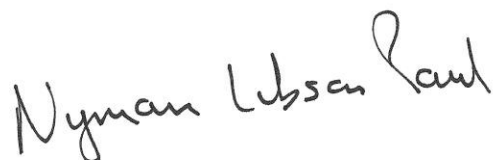
Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting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

We gained an understanding of the legal and regulatory framework applicable to the charity and the industry in which it operates, and considered the risk of acts by the charity that were contrary to applicable laws and regulations, including fraud. We designed audit procedures to respond to the risk, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

We focussed on laws and regulations which could give rise to a material misstatement in the financial statements, including, but not limited to, the Charities Act 2011. Our tests included agreeing the financial statement disclosures to underlying supporting documentation, reading minutes of meetings of those charged with governance, enquiries with management and review of accounting estimates. There are inherent limitations in the audit procedures described above and, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. We did not identify any key audit matters relating to irregularities, including fraud.

As in all our audits, we also addressed the risk of management override of internal controls, including testing journals and evaluating whether there was evidence of bias by the trustees that represented a risk of material misstatement due to fraud.

A further description of our responsibilities for the audit of the Financial Statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' Report.

A handwritten signature in black ink that reads "Nyman Libson Paul". The signature is written in a cursive, flowing style.

Nyman Libson Paul LLP

Chartered Accountants

Statutory Auditors

124 Finchley Road

London

NW3 5JS

Date: 23rd September 2021

Nyman Libson Paul LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act

MANOR HOUSE TRUST

Statement of Financial Activities for the year ended 31st December 2020

		Unrestricted	Restricted	Designated	Total Funds	Total Funds <i>Restated</i>
		Funds	Funds	Funds	2020	2019
		£	£	£	£	£
	Note					
Income From:						
Investment Income	1	-	-	-	-	-
Income from Charitable Activities	2	280,583	-	45,236	325,819	328,513
Total		280,583	-	45,236	325,819	328,513
Resources Expended						
Charitable activities	3	303,403	-	2,125	305,528	313,594
Total Resources Expended		303,403	-	2,125	305,528	313,594
Net Income		(22,820)	-	43,111	20,291	14,919
Reconciliation of Funds						
Total Funds brought forward at 1st January 2020		1,155,622	831,569	(3,810)	1,983,381	1,968,462
Total Funds carried forward at 31st December 2020		1,132,802	831,569	39,301	2,003,672	1,983,381

The notes on pages 10 to 14 form part of these financial statements

MANOR HOUSE TRUST
Balance Sheet as at 31st December 2020

	Note	As at 31st December 2020	As at 31st December 2019
		£	£
FIXED ASSETS			
Tangible Assets	6	1,999,083	2,015,403
CURRENT ASSETS			
Debtors	7	67,026	62,716
Cash at bank and in Hand		190,105	209,776
		<u>257,131</u>	<u>272,492</u>
Creditors: Amounts falling due within one year	8	(252,542)	(304,514)
		<u></u>	<u></u>
NET CURRENT ASSETS/LIABILITIES		4,589	(32,022)
NET ASSETS		<u>2,003,672</u>	<u>1,983,381</u>
FUNDS			
Unrestricted		1,132,802	1,155,622
Restricted	9	831,569	831,569
Designated	10	39,301	(3,810)
		<u>2,003,672</u>	<u>1,983,381</u>

These financial statements were approved by the Trustees and signed on their behalf by:

D Leibling

Date: 23rd September 2021

The notes on pages 10-14 form part of these financial statements

1. ACCOUNTING POLICIES AND DETAILS OF ESTIMATES

1.1 Statement of compliance

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published on 16 July 2014, rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has been withdrawn.

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and Charities Act 2011.

The Manor House Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

1.2 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

Transfer between funds occur for a number of reasons including when funds are closed on completion of a project, when fixed assets are purchased or when trustees decide to release funds from a designated fund.

1.3 Income

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Donations are accounted for as received and investment income on a receivable basis.

The Trust incurs expenditure, including salaries, on behalf of the lessees and tenants of the Sternberg Centre, (Manor House), which are then recharged to them. As the Trust is acting in its capacity as agent for the lessees these recharged amounts are not dealt with in the Financial Statements.

1.4 Expenditure

Expenditure is accounted for on an accruals basis. Support costs are allocated to charitable costs in total as no meaningful allocation can be made to constituent charitable costs. Irrecoverable VAT is included with the expense item to which it relates.

Governance costs are the costs of providing information to and attendance at trustees' meetings and public accountability.

1.5 Going concern

At the reporting date the charity had unrestricted general funds of £1,132,802, of which £1,167,964 related to fixed assets, leaving a deficit carried forward on free reserves of £35,162. However, the charity also holds a designated sinking fund of £39,301.

The charity incurs expenditure on the Manor House site which it owns and manages and earns income from and recharges site expenditure to the various lessees and tenants occupying the site.

The effects of the coronavirus pandemic have impacted the charity during the current financial year, as tenants were under financial strain, so some allowances were made which in turn impacted the finances of Manor House Trust. This resulted into a review of finances and reduction in non-critical expenditure incurred during the year. The trustees have reviewed this impact and now consider the worst of the pandemic to be over.

Having reviewed updated forecasts and the current financial position, the trustees are confident that the charity has sufficient liquid resources to remain viable. Accordingly, the Trustees consider it appropriate for the charity to continue to adopt the going concern basis in preparing its financial statements.

Taking account of the potential impact this may have on its own income, the trustees have reviewed and updated their projections and are confident that the charity has sufficient liquid resources to remain viable. Accordingly, the Trustees consider it appropriate for the charity to continue to adopt the going concern basis in preparing its financial statements.

1.6 Tangible fixed assets and depreciation

The charity's freehold property comprises land and buildings including subsequent improvements to the property.

The property is stated at a historic 1991 valuation (as deemed cost) plus subsequent additions less disposals. Depreciation is charged at 2% on cost per annum.

Other tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Computer equipment	25%
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1.7 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount repaid net of any trade discounts due.

1.8 Cash at Bank and in hand

Cash at bank and 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 account.

1.9 Creditors

Creditors are normally recognised at their settlement amount after allowing for any trade discounts due.

1.10 Judgements in applying accounting policies 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 for assets and liabilities as at the reporting date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates.

Accruals

The charity makes an estimate of accruals at the year-end based on invoices received after the year end and work undertaken which has not been invoiced based on quotations or estimates of amounts that may be due for payment.

Tangible fixed assets

Tangible fixed assets are depreciated over their useful lives taking into account residual values where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending upon a number of factors. In re assessing the assets' lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account.

THE MANOR HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (continued)

For the year ended 31st December 2020

	Unrestricted funds £	Restricted funds £	Designated funds	2020 Total £	Unrestricted funds £	Restricted funds £	Designated funds	2019 Restated Total £
1. Income from Investments								
Income from Investments	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-

2. Income Charitable Activities

Rent	102,632	-	45,236	147,868	103,497	-	41,309	144,806
Hire Fees	-	-	-	-	10,800	-	-	10,800
CST Grant	163,115	-	-	163,115	172,907	-	-	172,907
Other	14,836	-	-	14,836	-	-	-	-
	280,583	-	45,236	325,819	287,204	-	41,309	328,513

3. Charitable Activities

Support Costs (Note 4)	16,320	-	-	16,320	16,320	-	-	16,320
Direct Charitable Expenditure	280,583	-	2,125	282,708	287,204	-	3,570	290,774
Governance Costs (Note 5)	6,500	-	-	6,500	6,500	-	-	6,500
	303,403	-	2,125	305,528	310,024	-	3,570	313,594

4. Support Costs

Depreciation of buildings	16,320	-	-	16,320	16,320	-	-	16,320
Depreciation of furniture and fixtures	-	-	-	-	-	-	-	-
	16,320	-	-	16,320	16,320	-	-	16,320

5. Governance Costs

Audit fees	6,500	-	-	6,500	6,500	-	-	6,500
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6. Tangible Fixed Assets

	Freehold Land & Buildings £	Fixtures, Fittings and equipment £	Total £
Cost or valuation			
At 1st January 2020	2,387,885	66,716	2,454,601
At 31st December 2020	2,387,885	66,716	2,454,601
Accumulated Depreciation			
At 1st January 2020	372,482	66,716	439,198
Provision for the year	16,320	-	16,320
At 31st December 2020	388,802	66,716	455,518
Net book value:			
At 31st December 2020	1,999,083	-	1,999,083
Net book value:			
At 31st December 2019	2,015,403	-	2,015,403

The freehold land and buildings owned by the charity comprising the Sternberg Centre were revalued on 17 July 2001 by Martyn Gerrard, surveyors at £4,500,000.

This valuation has not been incorporated in the financial statements. The property continues to be stated at the 1991 valuation plus subsequent additions minus property sold.

THE MANOR HOUSE TRUST

NOTE TO THE FINANCIAL STATEMENTS (continued)
For the year ended 31st December 2020

7. Debtors	As at 31 December 2020 £	As at 31 December 2019 £
Debtors		
Trade Debtors	51,600	62,716
Prepayments	1,805	-
Shofar	-	-
Leo Baeck College	13,621	-
Akiva School	-	-
Loan	-	-
	67,026	62,716
 8. Creditors- amounts falling due within one year	 As at 31 December 2020 £	 As at 31 December 2019 £
Trade Creditors	53,276	58,808
Other creditors		
NI, Tax & Pensions	3,425	6,206
The Movement for Reform Judaism	56,224	78,457
New North London Synagogue	22,247	19,691
Leo Baeck College	-	11,693
Akiva School	20,772	13,590
Shofar	-	1,271
Holmewood School	10,520	5,839
Deferred Income /Rent Deposit	38,128	36,894
Loan from Trustee	-	50,000
	151,316	223,641
Accruals		
Other Admin Accruals	47,950	22,065
	252,542	304,514

THE MANOR HOUSE TRUST

NOTE TO THE FINANCIAL STATEMENTS (continued)

For the year ended 31st December 2020

9. Restricted Funds

	Movement in Funds:		
	Balance as at	Incoming	Outgoing
	01.01.20		31.12.20
	£	£	£
Tenants' Building Fund	280,001	-	-
Building Fund	551,118	-	-
Sternberg Centre Fund	450	-	-
	831,569	-	-
			831,569

1. The Tenants' Building Fund represents the tenants' contribution towards the cost of the acquisition of the freehold property
2. The Building Fund represents the cost of the construction of the Beit Limmud.
3. The Sternberg Centre Fund represents a gift with specified arrangements for the continued naming of The Sternberg Centre
4. The Sinking Fund represents the rent from an external tenant to occupy the Levy Building which will be used for site-wide major works.

	Movement in Funds:		
	Balance as at	Incoming	Outgoing
	01.01.20		31.12.20
	£	£	£
Sinking Fund	(3,810)	45,236	2,125
	(3,810)	45,236	2,125
			39,301

10. Designated Fund

11. Analysis of Net Assets between Funds

	2020			2019		
	Tangible Fixed Assets	Net Liabilities	Total	Tangible Fixed Assets	Net Liabilities	Total
	£	£	£	£	£	£
Restricted Funds						
Tenants' Building Fund	280,001	-	280,001	280,001	-	280,001
Building Fund	551,118	-	551,118	551,118	-	551,118
Sternberg Fund	-	450	450	-	450	450
	831,119	450	831,569	831,119	450	831,569
Designated Funds	-	39,301	39,301	-	(3,810)	(3,810)
Unrestricted Funds	1,167,964	(35,162)	1,132,802	1,184,284	(28,662)	1,155,622
	1,999,083	4,589	2,003,672	2,015,403	(32,022)	1,983,381

12. Connected Charities

The Manor House Trust is connected with various other charities who are fellow tenants of the Trust's freehold property,

13. Transactions with trustees

One of the trustees (retired November 2017) of the Manor House Trust loaned £185,000 to the trust to cover the costs of external repairs to the link block in 2015.

The loan will be repaid out from the annual rental income of the Holmewood School.

Interest is charged on the loan at 3% above the Bank of England base rate.

The loan is now paid in full. None of the trustees received any remuneration, benefits or expenses.