

**COMPANY REGISTRATION NUMBER: 1697536**

**CHARITY REGISTRATION NUMBER: 286908**

**CHARITWORTH LIMITED**  
**AND SUBSIDIARY UNDERTAKINGS**

**FINANCIAL STATEMENTS**

**for the year ended**

**31 MARCH 2022**

**COHEN ARNOLD**  
Chartered Accountants & Statutory Auditor  
New Burlington House  
1075 Finchley Road  
London  
NW11 0PU

**CHARITWORTH LIMITED**  
**AND SUBSIDIARY UNDERTAKINGS**  
**INDEX TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2022**

	<b>PAGES</b>
Trustees' annual report (incorporating the director's report)	<b>1 to 5</b>
Independent auditor's report to the members	<b>6 to 10</b>
Consolidated statement of financial activities (including the consolidated income and expenditure account)	<b>11</b>
Consolidated balance sheet	<b>12</b>
Charity balance sheet	<b>13</b>
Consolidated statement of cash flows	<b>14</b>
Notes to the financial statements	<b>15 to 31</b>

**CHARITWORTH LIMITED**  
**(COMPANY LIMITED BY GUARANTEE)**  
**TRUSTEES' ANNUAL REPORT (INCORPORATING THE DIRECTORS' REPORT)**  
**YEAR ENDED 31 MARCH 2022**

The trustees, who are also directors for the purposes of company law, present their report and the financial statements of the charity and its subsidiary undertakings for the year ended 31 March 2022.

**REFERENCE AND ADMINISTRATIVE DETAILS**

<b>Registered charity name</b>	Charitworth Limited
<b>Charity registration number</b>	286908
<b>Company registration number</b>	1697536
<b>Principal office and registered office</b>	New Burlington House 1075 Finchley Road London NW11 0PU
<b>The trustees</b>	Mr D M Halpern Mrs R Halpern Mr S J Halpern Mr S Halpern
<b>Company secretary</b>	Mrs R Halpern
<b>Auditors</b>	Cohen Arnold Chartered Accountants & Statutory Auditor New Burlington House 1075 Finchley Road London NW11 0PU

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

The day to day affairs of the charity are administered by the Council of Governors, the chairman of which is Mr D M Halpern. None of the governors/(trustees) have any beneficial interest in the charity.

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

As the charity is a company limited by guarantee, its governing documents are its memorandum and articles of association.

The articles of association of the company do not require the trustees to retire by rotation.

**CHARITWORTH LIMITED**  
**(COMPANY LIMITED BY GUARANTEE)**

**TRUSTEES' ANNUAL REPORT (INCORPORATING THE DIRECTOR'S REPORT)**

**YEAR ENDED 31 MARCH 2022**

**STRUCTURE, GOVERNANCE AND MANAGEMENT (Continued)**

**Group structure and relationships**

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

Dominon Associates Limited	- a property trading company
Alphachoice Limited	- a property investment company
Astorheights Limited	- a property investment company
Cyril Heddle & Sons Limited	- a dormant company (dissolved in the year)
Headbright Limited	- a property investment company
Metrona Limited	- a property investment company
Mosaic Property Developments Limited	- a property investment company
Tomenstar Limited	- a property investment company

Dominion Associates Limited has the following wholly owned operating subsidiary:-

Brandnow Limited	- a property investment company
------------------	---------------------------------

Alphachoice Limited has the following wholly owned subsidiaries:-

Concorda Limited	- a property investment company
Opulent Properties Limited	- a property investment company
Overseas Plastics Import Export Limited	- a dormant company (dissolved in the year)

The trustees of this company include directors of the above companies.

The trustees did not receive any remuneration for their services nor did they receive any reimbursement for out of pocket expenses.

**OBJECTIVES AND ACTIVITIES**

The charity is established to further those purposes both in the United Kingdom and abroad recognised as charitable by English Law and in furtherance of the charity's objects, namely, the advancement of religion in accordance with the orthodox Jewish faith and the relief of poverty. The charity receives income from its cash deposits and subsidiary undertakings which it utilises in the provision and distribution of grants and donations for charitable purposes and no change in this activity is envisaged in the immediate future.

The trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities and setting the grant making policy for the year.

**Grant making policy**

Grants are made to charitable institutions and organisations in accordance with the objects of the charity.



**CHARITWORTH LIMITED**  
**(COMPANY LIMITED BY GUARANTEE)**

**TRUSTEES' ANNUAL REPORT (INCORPORATING THE DIRECTOR'S REPORT)**

**YEAR ENDED 31 MARCH 2022**

**ACHIEVEMENTS AND PERFORMANCE**

The charity continued its philanthropic activities in support of religious, educational and other charitable institutions and aggregate donations were paid in the year to 31 March 2022 of £1,044,200 (2021: £1,166,500). No change in activities is envisaged in the immediate future.

The financial results of the charity and its subsidiary undertakings for the year ended 31 March 2022 are fully reflected in the attached financial statements together with the notes thereon.

**FINANCIAL REVIEW**

**Financial position**

The financial position of the charity and its subsidiary undertakings is satisfactory. The charity's consolidated statement of financial activities shows net income of £866,507 (2021: expenditure of £110,540) and total reserves of £42,055,318 (2021: £41,188,811).

**Reserves policy**

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

The reserves of the charity are represented by the unrestricted funds arising from past net operating surpluses and include unrealised gains arising from the increase in the value of the charity's investment in subsidiary undertakings. By its very nature, the element of unrestricted reserves represented by the revaluation surplus of the investment in subsidiary undertakings is not readily available for distribution. The trustees have adopted a policy that tries to ensure the continuing ability of the charity to meet its objectives. The level of reserves is under continuous strategic review.

As at 31 March 2022, the charity has total funds of £41,391,521 (Group: £42,055,318). These funds include £24,231,170 (Group: £6,081,262) which arises from the revaluation of the charity's investments and is not readily available for general purposes. Consequently, the charity has reserves of £17,160,351 (Group: £35,974,056), after making allowance for reserves not readily available.

**Investment policy**

Under the memorandum and articles of association, the charity has the power to make investments which the trustees consider appropriate. The trustees affect investments which, over a medium period of years are anticipated to generate a dependable flow of income coupled with capital growth. The charity's investments are represented by its wholly owned subsidiary undertakings and investment property.

The trustees consider the return on investments to be satisfactory.

**CHARITWORTH LIMITED**  
**(COMPANY LIMITED BY GUARANTEE)**  
**TRUSTEES' ANNUAL REPORT (INCORPORATING THE DIRECTOR'S REPORT)**  
**YEAR ENDED 31 MARCH 2022**

**FINANCIAL REVIEW (Continued)**

**Risk management**

The trustees have assessed the major risks to which the charity is exposed, in particular those to the operations and finances of the charity, and are satisfied the systems are in place to mitigate its exposure to those risks.

The principal risks to which the charity is exposed are:

- Liabilities arising from property investment activity
- Tenant defaults
- Damage to property from flood, fire or terrorist action
- The availability of liquid funds to make grants and donations
- The economic cycle generally

The charity seeks to manage or mitigate such risks wherever possible through such measures as insurance, tenant screening and monitoring, rigorous reviews of acquisition and investment opportunities, external expert advice, monitoring cash and regular monitoring of the economic outlook.

**PLANS FOR FUTURE PERIODS**

The trustees plan to continue to make distributions in accordance with their grant making policy and ensure that the ability to generate sufficient income is maintained to achieve that end.

**TRUSTEES' RESPONSIBILITIES**

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

Company law requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the group and charitable company and the incoming resources and application of resources, including the income and expenditure of the group, for that period.

**CHARITWORTH LIMITED**  
**(COMPANY LIMITED BY GUARANTEE)**

**TRUSTEES' ANNUAL REPORT (INCORPORATING THE DIRECTOR'S REPORT)**

**YEAR ENDED 31 MARCH 2022**

**TRUSTEES' RESPONSIBILITIES (Continued)**

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

**AUDITORS**

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

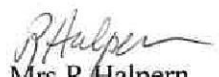
- so far as they are aware, there is no relevant audit information of which the charity's auditors are unaware; and
- they have taken all the steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the charity's auditors are aware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

The auditor is deemed to have been reappointed in accordance with section 487 of the Companies Act 2006.

**SMALL COMPANY PROVISIONS**

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

The trustees' annual report was approved on 30 January... 2023 and signed on behalf of the board of trustees by:

  
Mrs R Halpern  
Charity Secretary

**CHARITWORTH LIMITED**  
**(COMPANY LIMITED BY GUARANTEE)**  
**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF**  
**CHARITWORTH LIMITED**  
**YEAR ENDED 31 MARCH 2022**

**OPINION**

We have audited the financial statements of Charitworth Limited for the year ended 31 March 2022 which comprise the consolidated statement of financial activities (including income and expenditure account), the consolidated and parent charity balance sheets, the consolidated statement of cash flows and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

In our opinion the financial statements:

- give a true and fair view of the state of the group and charity's affairs as at 31 March 2022 and of the group's incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

**BASIS FOR OPINION**

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

**CONCLUSIONS RELATING TO GOING CONCERN**

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

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

**CHARITWORTH LIMITED**  
**(COMPANY LIMITED BY GUARANTEE)**  
**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF**  
**CHARITWORTH LIMITED (Continued)**

**YEAR ENDED 31 MARCH 2022**

**OTHER INFORMATION**

The other information comprises the information included in the trustees' report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

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

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

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

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

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

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

**CHARITWORTH LIMITED**  
**(COMPANY LIMITED BY GUARANTEE)**  
**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF**  
**CHARITWORTH LIMITED (Continued)**  
**YEAR ENDED 31 MARCH 2022**

**RESPONSIBILITIES OF TRUSTEES**

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

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

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

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

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

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the group through discussion with the directors and identified which were most significant with respect to the financial statements. We identified financial reporting legislation, landlord legislation and charity legislation as being most significant to these financial statements.
- We communicated these identified frameworks amongst our audit team and remained alert to any indications of non-compliance throughout the audit. We ensured that the engagement team had sufficient competence and capability to identify or recognise non-compliance with the laws and regulations.
- We discussed with the directors and senior management the policies and procedures regarding compliance with these legal and regulatory frameworks.



**CHARITWORTH LIMITED**  
**(COMPANY LIMITED BY GUARANTEE)**  
**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF**  
**CHARITWORTH LIMITED (Continued)**  
**YEAR ENDED 31 MARCH 2022**

**AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS  
(Continued)**

- We assessed the susceptibility of the group's financial statements to material misstatement due to non-compliance with legal and regulatory frameworks, including how fraud might occur, by enquiry with the directors during the planning and finalisation stages of our audit and by using proprietary disclosure checklists. The susceptibility to such material misstatement was determined to be low.
- Based on this understanding, we designed our audit procedures to identify non-compliance with the identified legal and regulatory frameworks, which were part of our procedures on the related financial statement items.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.

**CHARITWORTH LIMITED**  
**(COMPANY LIMITED BY GUARANTEE)**  
**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF**  
**CHARITWORTH LIMITED (Continued)**  
**YEAR ENDED 31 MARCH 2022**

**AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS  
(Continued)**

- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

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

**USE OF OUR REPORT**

This report is made solely to the charity's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.



Joshua Neumann (Senior Statutory Auditor)

For and on behalf of  
Cohen Arnold  
Chartered Accountants & Statutory Auditor

New Burlington House  
1075 Finchley Road  
LONDON  
NW11 0PU

Date: 30 January 2023



**CHARITWORTH LIMITED AND SUBSIDIARY UNDERTAKINGS**  
**CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES**  
**(INCLUDING THE CONSOLIDATED INCOME AND EXPENDITURE ACCOUNT)**

**FOR THE YEAR ENDED 31 MARCH 2022**

		<b>2022</b>		<b>2021</b>	
	<b>Note</b>	<b>Unrestricted Funds</b>		<b>Unrestricted Funds</b>	
		<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Income and endowments</b>					
Trading activities	5		25,400		19,910
Investment income:					
Rent and charges receivable		2,046,067		1,287,099	
Interest receivable and similar income		147,971		148,555	
			<u>2,194,038</u>		<u>1,435,654</u>
<b>Total income</b>			<u>2,219,438</u>		<u>1,455,564</u>
<b>Expenditure</b>					
Expenditure on raising funds:					
Trading costs	6	(5,209)		11,155	
Investment management costs	7	(307,090)		(393,925)	
Expenditure on charitable activities	8,9	(1,071,632)		(1,184,836)	
Taxation	11	(1,569,000)		-	
			<u>(2,952,931)</u>		<u>(1,567,606)</u>
<b>Total expenditure</b>			<u>(2,952,931)</u>		<u>(1,567,606)</u>
Net gains on investments:					
Gains on revaluation of investment property		1,600,000		1,502	
			<u>1,600,000</u>		<u>1,502</u>
<b>Net income / (expenditure) and net movement in funds</b>	15		<u>866,507</u>		<u>(110,540)</u>
<b>Reconciliation of funds:</b>					
Total funds brought forward			<u>41,188,811</u>		<u>41,299,351</u>
<b>Total funds carried forward</b>	23		<u>42,055,318</u>		<u>41,188,811</u>

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

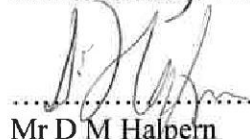
The notes on pages 15 to 31 form part of these financial statements.


**CHARITWORTH LIMITED AND SUBSIDIARY UNDERTAKINGS**

**CONSOLIDATED BALANCE SHEET AS AT 31 MARCH 2022**

	Note	2022		2021	
		£	£	£	£
<b>FIXED ASSETS</b>					
Investments	16		36,668,000		38,126,844
<b>CURRENT ASSETS</b>					
Stocks		49,000		49,000	
Debtors	18	8,718,265		7,722,729	
Cash at bank and in hand		16,292,964		14,997,047	
		<u>25,060,229</u>		<u>22,768,776</u>	
<b>CREDITORS: amounts falling due within one year</b>	19	<u>(12,958,615)</u>		<u>(12,023,043)</u>	
<b>NET CURRENT ASSETS</b>			<u>12,101,614</u>		<u>10,745,733</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>48,769,514</u>		<u>48,872,577</u>
<b>CREDITORS: amounts falling due after more than one year</b>	20		(1,363,296)		(3,901,766)
<b>PROVISIONS</b>	22		<u>(5,351,000)</u>		<u>(3,782,000)</u>
<b>NET ASSETS</b>			<u>42,055,318</u>		<u>41,188,811</u>
<b>FUNDS OF THE CHARITY</b>					
Unrestricted funds	23		<u>42,055,318</u>		<u>41,188,811</u>
<b>Total charity funds</b>			<u>42,055,318</u>		<u>41,188,811</u>

These financial statements were approved by the board of trustees and authorised for issue on ~~30~~ January 2023, and are signed on behalf of the board by:

  
 .....  
 Mr D M Halpern  
 Trustee

  
 .....  
 Mrs R Halpern  
 Trustee

Company Registration Number: 1697536

The notes on pages 15 to 31 form part of these financial statements.

**CHARITWORTH LIMITED**  
**(COMPANY LIMITED BY GUARANTEE)**

**BALANCE SHEET AS AT 31 MARCH 2022**

		2022		2021
	Note	£	£	£
<b>FIXED ASSETS</b>				
Investments	16	25,897,000		25,223,000
<b>CURRENT ASSETS</b>				
Debtors	18	221,404	727,991	
Cash at bank and in hand		15,336,207	14,676,051	
		<u>15,557,611</u>	<u>15,404,042</u>	
<b>CREDITORS: amounts falling due within one year</b>	19	<u>(63,090)</u>	<u>(39,903)</u>	
<b>NET CURRENT ASSETS</b>		<u>15,494,521</u>		15,364,139
<b>NET ASSETS</b>		<u>41,391,521</u>		<u>40,587,139</u>
<b>FUNDS OF THE CHARITY</b>				
Unrestricted funds	23	<u>41,391,521</u>		40,587,139
<b>Total charity funds</b>		<u>41,391,521</u>		<u>40,587,139</u>

These financial statements were approved by the board of trustees and authorised for issue on 30 January 2023, and are signed on behalf of the board by:

  
.....  
Mr D M Halpern  
Trustee

  
.....  
Mrs R Halpern  
Trustee

Company Registration Number: 1697536

The notes on pages 15 to 31 form part of these financial statements.

**CHARITWORTH LIMITED AND SUBSIDIARY UNDERTAKINGS**  
**CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED 31 MARCH 2022**

	Note	2022 £	2021 £
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Net income		866,507	(110,540)
Adjustments for:			
Net gains on investments		(1,600,000)	(1,502)
Dividends, interest and rents from investments		(2,046,067)	(1,287,099)
Interest receivable and similar income		(147,971)	(148,555)
Payments for expenditure on investment properties		106,451	95,109
Interest payable and similar charges		148,462	168,314
Current and deferred tax		1,569,000	-
Changes in:			
Trade and other debtors		1,330,685	191,615
Trade and other creditors		21,905	(189,100)
Cash generated from operations		248,972	(1,281,758)
Interest received		99,165	114,740
Net cash used in operating activities		348,137	(1,167,018)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Dividends, interest and rents from investments		1,972,545	(68,711)
Cash receipts from the repayment of advances and loans		(313,264)	(55,982)
Purchases of other investments		(618,406)	(39,412)
Proceeds from sale of other investments		1,794,000	-
Payments for expenditure on investment properties		(106,451)	(95,109)
Net cash from investing activities		2,728,424	(259,214)
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Proceeds from borrowings		-	1,689,738
Repayments of borrowings		(1,632,152)	-
Interest paid		(148,492)	(168,320)
Net cash used in financing activities		(1,780,644)	1,521,418
<b>NET INCREASE /(DECREASE) IN CASH AND CASH EQUIVALENTS</b>		1,295,917	95,186
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>		14,997,047	14,901,861
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>	28	16,292,964	14,997,047

The notes on pages 15 to 31 form part of these financial statements.

## **CHARITWORTH LIMITED AND SUBSIDIARY UNDERTAKINGS**

### **MANAGEMENT INFORMATION**

#### **FOR THE YEAR ENDED 31 MARCH 2022**

#### **1. GENERAL INFORMATION**

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

#### **2. STATEMENT OF COMPLIANCE**

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (Charities SORP (FRS 102)) and the Charities Act 2011.

#### **3. ACCOUNTING POLICIES**

##### **3.1 Basis of preparation**

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

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

The charity meets the definition of a public benefit entity under FRS 102.

##### **3.2 Going concern**

The financial statements have been prepared in accordance with the accounting principles appropriate for a going concern as the trustees have a reasonable expectation that the group has adequate resources to continue in operation for the foreseeable future by meeting its liabilities as they fall due.

##### **3.3 Consolidation**

The financial statements consolidate the results of the charity and its subsidiary undertakings. A separate statement of financial activities, or income and expenditure account, for the charity itself is not presented in accordance with section 408 of the Companies Act 2006.

## **CHARITWORTH LIMITED AND SUBSIDIARY UNDERTAKINGS**

### **MANAGEMENT INFORMATION**

#### **FOR THE YEAR ENDED 31 MARCH 2022**

### **3. ACCOUNTING POLICIES (Continued)**

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

Judgements made by the directors in the application of these accounting policies that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are as follows:

##### **(i) Property valuation**

The valuation of the charity's investment property is inherently subjective, depending on many factors including the nature of the property, its location and expected future net rental values, market yields and comparable market transactions. Therefore the valuation is subject to a degree of uncertainty and is made on the basis of assumptions which may not prove to be accurate, particularly in periods of difficult market or economic conditions.

##### **(ii) Trade and other debtors**

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

#### **3.5 Fund accounting**

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

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment. There are no designated funds as at the balance sheet date.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds. There are no restricted funds as at the balance sheet date.

#### **3.6 Incoming resources**

All income is included in the statement of financial activities when entitlement has passed to the charity, it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when received.

## **CHARITWORTH LIMITED AND SUBSIDIARY UNDERTAKINGS**

### **MANAGEMENT INFORMATION**

#### **FOR THE YEAR ENDED 31 MARCH 2022**

### **3. ACCOUNTING POLICIES (Continued)**

#### **3.7 Resources expended**

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

- expenditure on raising funds includes the costs of all non-charitable trading activities and investment management costs.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.

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

The following specific policies are applied to particular categories of expenditure:

- grants and donations are recognised when paid.

#### **3.8 Taxation**

The charity is not liable to current tax on its income as it falls within the various exemptions available to registered charities.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

#### **3.9 Investments**

Unlisted equity investments are initially recorded at cost, and subsequently measured at fair value. If fair value cannot be reliably measured, assets are measured at cost less impairment.

#### **3.10 Acquisitions and disposals**

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

**CHARITWORTH LIMITED AND SUBSIDIARY UNDERTAKINGS**

**MANAGEMENT INFORMATION**

**FOR THE YEAR ENDED 31 MARCH 2022**

**3. ACCOUNTING POLICIES (Continued)**

**3.11 Investment property**

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

Subsequent to initial recognition

- Investment properties are held at fair value. Any gains or losses arising from changes in the fair value are recognised in the profit and loss account in the period that they arise; and
- No depreciation is provided in respect of investment properties applying the fair value model.

Investment property fair value is determined by the trustees based on their understanding of property market conditions and the specific property concerned, using a sales valuation approach, derived from recent comparable transactions on the market, adjusted by applying discounts to reflect status of occupation and condition.

**3.12 Stocks**

Stocks comprise properties held for trading, which are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing the stock to its present location and condition.

**3.13 Debtors**

Debtors are recognised and carried forward at invoiced amounts less provisions for any doubtful debts. Bad debts are written off when identified.

**3.14 Creditors**

Creditors are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources. Creditors are recognised at transaction price less attributable transaction costs.

**3.15 Foreign currency**

Foreign currency transactions are initially recorded in the functional currency, by applying the spot exchange rate as at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are translated at the exchange rate ruling at the reporting date, with any gains or losses being taken to the profit and loss account.



**CHARITWORTH LIMITED AND SUBSIDIARY UNDERTAKINGS**

**MANAGEMENT INFORMATION**

**FOR THE YEAR ENDED 31 MARCH 2022**

**3. ACCOUNTING POLICIES (Continued)**

**3.16 Financial instruments**

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

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

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

Debt instruments are subsequently measured at amortised cost.

Where investments in shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

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

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

**4. Limited by guarantee**

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £1.

**CHARITWORTH LIMITED AND SUBSIDIARY UNDERTAKINGS**

**MANAGEMENT INFORMATION**

**FOR THE YEAR ENDED 31 MARCH 2022**

**5. TRADING ACTIVITIES**

	<b>Unrestricted Funds</b>	
	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Income from trading properties	<b>25,400</b>	19,910
Other trading income	-	-
	<u><b>25,400</b></u>	<u>19,910</u>

**6. TRADING COSTS**

	<b>Unrestricted Funds</b>	
	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Trading property costs	<b>5,209</b>	(11,155)
Other trading costs	-	-
	<u><b>5,209</b></u>	<u>(11,155)</u>

**7. INVESTMENT MANAGEMENT COSTS**

	<b>Unrestricted Funds</b>	
	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Investment property outgoings	<b>106,451</b>	95,109
Management and administration	<b>52,177</b>	130,502
Interest payable	<b>148,462</b>	168,314
	<u><b>307,090</b></u>	<u>393,925</u>

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

	<b>Unrestricted Funds</b>	<b>Total Funds 2022</b>	<b>Unrestricted Funds</b>	<b>Total Funds 2021</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Grants paid	<b>1,044,200</b>	<b>1,044,200</b>	1,166,500	1,166,500
Support costs	<b>27,432</b>	<b>27,432</b>	18,336	18,336
	<u><b>1,071,632</b></u>	<u><b>1,071,632</b></u>	<u>1,184,836</u>	<u>1,184,836</u>

**CHARITWORTH LIMITED AND SUBSIDIARY UNDERTAKINGS**

**MANAGEMENT INFORMATION**

**FOR THE YEAR ENDED 31 MARCH 2022**

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

	<b>Grant funding of activities £</b>	<b>Support Costs £</b>	<b>Total Funds 2022 £</b>	<b>Total Funds 2021 £</b>
Grants paid	1,044,200	-	<b>1,044,200</b>	1,166,500
Governance costs	-	27,432	<b>27,432</b>	18,336
	<u>1,044,200</u>	<u>27,432</u>	<u><b>1,071,632</b></u>	<u>1,184,836</u>

**10. ANALYSIS OF GRANTS**

	<b>2022 £</b>	<b>2021 £</b>
<b>GRANTS TO INSTITUTIONS</b>		
Support of education and relief of poverty	<b>1,044,200</b>	1,166,500
Total grants	<u><b>1,044,200</b></u>	<u>1,166,500</u>

All grants and donations were paid to charitable institutions for the purposes of either the advancement of education or the relief of poverty.

The composition of donations is shown below:

	<b>£</b>
Moreshet Hatorah Ltd.	190,000
The ABC Trust	190,000
Zichron Nachum (Europe) Trust	120,000
Tchabe Kollel Limited	75,000
Vishnitz Girls School Limited	75,000
Rise and Shine	50,000
Westcliff Studies	50,000
Comet Charities Ltd	27,000
Gitter Foundation Ltd	25,000
Sassov Beis Hamedrash	25,000
Amud Hatzdokoh Trust	21,000
Kef Kids	20,000

Sundry donations	176,200
	<u><b>1,044,200</b></u>

**CHARITWORTH LIMITED AND SUBSIDIARY UNDERTAKINGS**

**MANAGEMENT INFORMATION**

**FOR THE YEAR ENDED 31 MARCH 2022**

**11. TAXATION**

	<b>2022</b>	2021
	<b>£</b>	£
<b>Deferred tax:</b>		
Origination and reversal of timing differences	<b>1,569,000</b>	-
<b>Current tax:</b>		
Prior year adjustment	-	-
Taxation	-	-

**Reconciliation of tax expense**

The tax assessed on the net income for the year is higher than the standard rate of corporation tax in the UK of 25% (2021: 19%).

	<b>2022</b>	2021
	<b>£</b>	£
Profit on ordinary activities before tax	<b>2,435,507</b>	(110,540)
Net income by rate of tax	<b>608,878</b>	(21,003)
Income exempt from tax	<b>(423,524)</b>	(24,770)
Expenses not deductible for tax purposes	<b>270,769</b>	240,269
Capital allowances and depreciation	<b>(2,607)</b>	-
Timing differences on unrealised gains	<b>1,569,000</b>	(286)
Timing differences on Gift Aid payments	<b>(453,726)</b>	(194,314)
Unused tax losses	<b>210</b>	182
Other differences	-	(78)
Taxation	<b>1,569,000</b>	-

**12. NET INCOME**

Net income is stated after charging/(crediting):

	<b>2022</b>	2021
	<b>£</b>	£
Fees payable for the audit of the financial statements	<b>24,500</b>	22,000

Additional professional fees payable to the auditors aggregate £2,500 (2021: £1,120).

**CHARITWORTH LIMITED AND SUBSIDIARY UNDERTAKINGS**

**MANAGEMENT INFORMATION**

**FOR THE YEAR ENDED 31 MARCH 2022**

**13. STAFF COSTS**

The average headcount of employees during the year was nil (2021: nil).

No employee received employee benefits of more than £60,000 during the year (2021: nil).

**14. TRUSTEE REMUNERATION AND EXPENSES**

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

No trustee expenses have been incurred.

**15. NET MOVEMENT IN FUNDS**

Of the net movement in funds of the group, a surplus of £804,382 (2021: deficit of £173,466) has been dealt with in the statement of financial activities of the charity itself.

Turnover of the charity aggregated £1,202,014 (2021: £1,420,370) and comprised £1,108,000 (2021: £1,290,000) of donations received from subsidiary undertakings and £94,014 (2021: £130,370) of investment income.

**16. INVESTMENTS**

<b>Group</b>	<b>Unlisted Investment £</b>	<b>Investment property £</b>	<b>Equipment £</b>	<b>Total £</b>
<b>Fair value</b>				
At 1 April 2021	51	38,126,793	-	38,126,844
Additions	-	1,955,439	967	1,956,406
Disposals	-	(5,015,250)	-	(5,015,250)
Fair value movements	-	1,600,000	-	1,600,000
<b>At 31 March 2022</b>	<b>51</b>	<b>36,666,982</b>	<b>967</b>	<b>36,668,000</b>
		<b>Freehold investment property £</b>	<b>Shares in group undertakings £</b>	<b>Total £</b>
<b>Charity</b>				
<b>Fair value</b>				
At 1 April 2021		1,750,000	23,473,000	25,223,000
Additions		-	-	-
Disposal		-	-	-
Fair value movements		100,000	574,000	674,000
<b>At 31 March 2022</b>		<b>1,850,000</b>	<b>24,047,000</b>	<b>25,897,000</b>

The historical cost of the group's investment property at 31 March 2022 is £25,234,355 (2021: £25,416,729).

The historical cost of the charity's investment property at 31 March 2022 is £1,665,326 (2021: £1,665,326).

The fair values of shares in group undertakings are determined using the adjusted net assets of the subsidiary undertakings, which take into account the fair value of the underlying assets of the subsidiary undertakings.

**CHARITWORTH LIMITED AND SUBSIDIARY UNDERTAKINGS**

**MANAGEMENT INFORMATION**

**FOR THE YEAR ENDED 31 MARCH 2022**

**17. INVESTMENT ENTITIES**

The charity owns directly and indirectly the entire issued ordinary share capital of the following companies, all of which are incorporated in Great Britain and registered in England and Wales.

	<b>Company Number</b>	
Held directly:		
Alphachoice Limited	02848235	
Astorheights Limited	03061477	
Dominion Associates Limited	01582659	
Mosaic Property Developments Limited	03556679	
Cyril Heddle & Sons Limited	00348938	(dissolved in the year)
Headbright Limited	02937994	
Metrona Limited	02935172	
Tomenstar Limited	01569996	
Held indirectly:		
Brandnow Limited	02108932	
Concorda Limited	03884588	
Overseas Plastic Import Export Limited	00797100	(dissolved in the year)
Opulent Properties Limited	06702092	

The registered address of all subsidiary undertakings is New Burlington House, 1075 Finchley Road, London, NW11 0PU, with the exception of Mosaic Property Developments Limited and Concorda Limited, which have their registered address at 5 North End Road, London, NW11 7RJ.

All the subsidiary undertakings carry on the business of property investment with the exception of Dominion Associates Limited, which carries on the business of property trading.

The financial statements of all subsidiary undertakings are made up annually to 31 March, with the exception of those of Concorda Limited, which are made up to 30 November.

The financial statements of the subsidiary undertaking used in preparing the consolidated accounts, whose financial statements are non-coterminous with those of the charity, are those closest to the reporting date of the charity.

**CHARITWORTH LIMITED AND SUBSIDIARY UNDERTAKINGS**

**MANAGEMENT INFORMATION**

**FOR THE YEAR ENDED 31 MARCH 2022**

**17. INVESTMENT ENTITIES (Continued)**

The aggregate assets, liabilities, capital and reserves for the subsidiaries as at 31 March 2022 were as follows:

	Dominion Associates Limited £	Brandnow Limited £	Alphachoice Limited £	Concorda Limited £	Overseas Plastic Import Export Limited £	Opulent Properties Limited £
Fixed assets	350,001	7,332,306	19,297,907	-	-	1,432,688
Current assets	12,138,290	996,782	7,566,490	820	-	-
Current liabilities	(12,215,072)	(2,035,252)	(8,828,822)	(720)	-	(2,196,920)
Non-current liabilities	-	-	(1,363,296)	-	-	-
Provisions	-	(1,004,000)	(3,898,000)	-	-	-
Net assets	<u>273,219</u>	<u>5,289,836</u>	<u>12,774,279</u>	<u>100</u>	<u>-</u>	<u>(764,232)</u>
Aggregate capital and reserves	<u>273,219</u>	<u>5,289,836</u>	<u>12,774,279</u>	<u>100</u>	<u>-</u>	<u>(764,232)</u>

	Astorheights Limited £	Cyril Heddle & Sons Limited £	Headbright Limited £	Metrona Limited £	Tomenstar Limited £	Mosaic Property Developments Limited £
Fixed assets	-	-	550,000	1,800,000	4,008,104	397,096
Current assets	716,972	-	888,084	1,134,735	37,296	171,144
Current liabilities	(1,401)	-	(25,367)	(194,804)	(2,103,690)	(355,771)
Non-current liabilities	-	-	-	-	-	-
Provisions	-	-	-	(337,000)	(112,000)	-
Net assets	<u>715,571</u>	<u>-</u>	<u>1,412,717</u>	<u>2,402,931</u>	<u>1,829,710</u>	<u>212,469</u>
Aggregate capital and reserves	<u>715,571</u>	<u>-</u>	<u>1,412,717</u>	<u>2,402,931</u>	<u>1,829,710</u>	<u>212,469</u>

**CHARITWORTH LIMITED AND SUBSIDIARY UNDERTAKINGS**

**MANAGEMENT INFORMATION**

**FOR THE YEAR ENDED 31 MARCH 2022**

**17. INVESTMENT ENTITIES (Continued)**

A summary of turnover, expenditure and profit/(loss) for the year ended 31 March 2022 is as follows:

	Dominion Associates Limited £	Brandnow Limited £	Alphachoice Limited £	Concorda Limited £	Overseas Plastic Import Export Limited £	Opulent Properties Limited £
Turnover	25,400	463,487	1,128,678	-	-	-
Cost of sales	(5,209)	(395)	(73,106)	-	-	(3,777)
Administrative expenses	(4,041)	(4,521)	(30,631)	-	-	(1,401)
Net valuation gains on investment property	-	-	1,500,000	-	-	-
Gain/(loss) on disposal of fixed assets	-	-	(100)	-	79	-
Interest receivable and similar income	393,000	40,510	69,653	-	-	-
Interest payable and similar charges	(153,056)	(54,000)	(342,814)	-	-	(62,000)
Tax	-	(241,000)	(1,220,000)	-	-	-
Profit/(loss) for financial year	<u>256,094</u>	<u>204,081</u>	<u>1,031,680</u>	<u>-</u>	<u>79</u>	<u>(67,178)</u>

	Astorheights Limited £	Cyril Heddle & Sons Limited £	Headbright Limited £	Metrona Limited £	Tomenstar Limited £	Mosaic Property Developments Limited £
Turnover	-	-	42,000	165,000	176,696	-
Cost of sales	-	-	456	-	(29,629)	-
Administrative expenses	(1,401)	-	(2,002)	(3,141)	(4,178)	(840)
Net valuation gains on investment property	-	-	-	-	-	-
Profit on disposal of fixed assets	-	-	-	-	-	-
Interest receivable and similar income	50,000	-	18,500	20,000	-	-
Interest payable and similar charges	-	-	-	(3,092)	(64,000)	-
Tax	-	-	-	(81,000)	(27,000)	-
Profit/(loss) for financial year	<u>48,599</u>	<u>-</u>	<u>58,954</u>	<u>97,767</u>	<u>51,889</u>	<u>(840)</u>



**CHARITWORTH LIMITED AND SUBSIDIARY UNDERTAKINGS**

**MANAGEMENT INFORMATION**

**FOR THE YEAR ENDED 31 MARCH 2022**

**18. DEBTORS**

	<b>Group</b>		<b>Charity</b>	
	<b>2022</b>	<b>2021</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Prepayments and accrued income	<b>3,382,383</b>	2,526,628	<b>8,862</b>	351
Other debtors	<b>5,335,882</b>	5,196,101	<b>212,542</b>	727,640
	<b>8,718,265</b>	<b>7,722,729</b>	<b>221,404</b>	<b>727,991</b>

Other debtors are comprised as follows:

	<b>Group</b>		<b>Charity</b>	
	<b>2022</b>	<b>2021</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Loan debtors	<b>3,192,992</b>	3,599,728	<b>200,000</b>	720,000
Other debtors	<b>2,142,890</b>	1,596,373	<b>12,542</b>	7,640
	<b>5,335,882</b>	<b>5,196,101</b>	<b>212,542</b>	<b>727,640</b>

**Group**

Loan debtors as regards the group include amounts of £467,054 (2021: £427,054) due to subsidiary undertakings by companies of which Mr D M Halpern and Mrs R Halpern are directors and £1,036,546 (2021: £996,251) due from a participating interest; loan debtors are effectively repayable on demand. Additionally, loan debtors include a loan for charitable purposes of £200,000 (2021: £720,000).

**Charity**

Loan debtors comprise a loan for charitable purposes.

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

	<b>Group</b>		<b>Charity</b>	
	<b>2022</b>	<b>2021</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Bank loans and overdrafts	<b>2,695,611</b>	443,071	-	-
Amount due to group undertakings	-	-	<b>1,662</b>	1,746
Taxation and social security	<b>39,943</b>	44,689	-	-
Accruals and deferred income	<b>232,357</b>	225,944	<b>61,428</b>	38,157
Other creditors	<b>9,990,704</b>	11,309,339	-	-
	<b>12,958,615</b>	<b>12,023,043</b>	<b>63,090</b>	<b>39,903</b>

**CHARITWORTH LIMITED AND SUBSIDIARY UNDERTAKINGS**

**MANAGEMENT INFORMATION**

**FOR THE YEAR ENDED 31 MARCH 2022**

**19. CREDITORS: amounts falling due within one year (Continued)**

Other creditors are comprised as follows:

	<b>Group</b>		<b>Charity</b>	
	<b>2022</b>	<b>2021</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Loan creditors	<b>9,424,891</b>	10,771,113	-	-
Other creditors	<b>565,813</b>	538,226	-	-
	<b><u>9,990,704</u></b>	<u>11,309,339</u>	<u>-</u>	<u>-</u>

**Group**

The bank loans and overdrafts are secured on certain of the group's properties.

Loan creditors include amounts of £9,424,891 (2021: £10,771,113) due to companies of which Mr D M Halpern and Mrs R Halpern are directors; loan creditors are effectively repayable on demand.

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

	<b>Group</b>		<b>Charity</b>	
	<b>2022</b>	<b>2021</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Bank loans and overdrafts	<b><u>1,363,296</u></b>	<u>3,901,766</u>	<u>-</u>	<u>-</u>

Creditors falling due after more than one year relates to bank loans repayable in monthly instalments.

The bank loans are secured by legal charges over certain of the group's investment properties.

Amounts are payable as follows:

	<b>Group</b>		<b>Charity</b>	
	<b>2022</b>	<b>2021</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
In more than one year but not more than two years	<b>178,274</b>	410,370	-	-
In more than two years but not more than five years	<b>529,213</b>	2,782,321	-	-
In five years or more	<b><u>655,809</u></b>	<u>709,075</u>	<u>-</u>	<u>-</u>

**CHARITWORTH LIMITED AND SUBSIDIARY UNDERTAKINGS**

**MANAGEMENT INFORMATION**

**FOR THE YEAR ENDED 31 MARCH 2022**

**21. DEFERRED INCOME**

	<b>2022</b>
	<b>£</b>
At 1 April 2021	160,568
Amount released to income	(160,568)
Amount deferred in year	167,947
At 31 March 2022	<u>167,947</u>

Deferred income arises from rents received in advance.

**22. PROVISIONS**

**Deferred tax:**

	<b>Group</b>	<b>Charity</b>
	<b>£</b>	<b>£</b>
At 1 April 2021	<b>3,782,000</b>	-
Additions	<b>1,569,000</b>	-
At 31 March 2022	<u><b>5,351,000</b></u>	<u>-</u>

The deferred tax account consists of the tax effect of timing differences in respect of fair value adjustment to investment property and rolled gains. There are no deferred tax provisions for the charity; it is exempt from tax due to its charitable status on the basis that all income and gains are applied solely for qualifying charitable purposes.

**23. ANALYSIS OF CHARITABLE FUNDS**

**Unrestricted Funds**

<b>Group</b>	<b>At 1 April 2021 £</b>	<b>Income £</b>	<b>Expenditure £</b>	<b>Gains and losses £</b>	<b>At 31 March 2022 £</b>
General funds	<u>41,188,811</u>	<u>2,219,438</u>	<u>(2,952,931)</u>	<u>1,600,000</u>	<u>42,055,318</u>

<b>Charity</b>	<b>At 1 April 2021 £</b>	<b>Income £</b>	<b>Expenditure £</b>	<b>Gains and losses £</b>	<b>At 31 March 2022 £</b>
General funds	<u>40,587,139</u>	<u>1,202,014</u>	<u>(1,071,632)</u>	<u>674,000</u>	<u>41,391,521</u>

General funds of the group at 31 March 2022 include £6,081,262 unrealised profits which are not available for distribution.

**CHARITWORTH LIMITED AND SUBSIDIARY UNDERTAKINGS**

**MANAGEMENT INFORMATION**

**FOR THE YEAR ENDED 31 MARCH 2022**

**23. ANALYSIS OF CHARITABLE FUNDS (Continued)**

General funds of the charity at 31 March 2022 include £24,231,170 unrealised profits which are not available for distribution.

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

	<b>Group</b>		<b>Charity</b>	
	<b>Unrestricted Funds</b>	<b>Total Funds 2022</b>	<b>Unrestricted Funds</b>	<b>Total Funds 2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Investments	36,668,000	36,668,000	25,897,000	25,897,000
Current assets	25,060,229	25,060,229	15,557,611	15,557,611
Creditors less than 1 year	(12,958,615)	(12,958,615)	(63,090)	(63,090)
Creditors greater than 1 year	(1,363,296)	(1,363,296)	-	-
Provisions	(5,351,000)	(5,351,000)	-	-
Net assets	<u>42,055,318</u>	<u>42,055,318</u>	<u>41,391,521</u>	<u>41,391,521</u>

**25. FINANCIAL INSTRUMENTS**

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

	<b>Group</b>		<b>Charity</b>	
	<b>2022</b>	<b>2021</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Financial assets measured at fair value through income and expenditure	<u>51</u>	<u>51</u>	<u>24,047,000</u>	<u>23,473,000</u>
Financial assets that are debt instruments measured at amortised cost	<u>8,718,265</u>	<u>7,722,729</u>	<u>221,404</u>	<u>727,991</u>
Financial liabilities measured at amortised cost	<u>14,321,911</u>	<u>15,924,809</u>	<u>63,090</u>	<u>39,903</u>

**CHARITWORTH LIMITED AND SUBSIDIARY UNDERTAKINGS**

**MANAGEMENT INFORMATION**

**FOR THE YEAR ENDED 31 MARCH 2022**

**26. OPERATING LEASE COMMITMENTS**

**As lessor**

The total future minimum lease payments receivable under non-cancellable operating lease are as follows:

	<b>Group</b>		<b>Charity</b>	
	<b>2022</b>	<b>2021</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Not later than 1 year	<b>1,688,754</b>	1,786,687	<b>36,000</b>	36,000
Later than 1 year and not later than 5 years	<b>4,438,396</b>	5,729,514	<b>34,500</b>	70,500
Later than 5 years	<b>3,783,958</b>	5,567,683		-
	<u><b>9,911,108</b></u>	<u>13,083,884</u>	<u><b>70,500</b></u>	<u>106,500</u>

**27. RELATED PARTY TRANSACTIONS**

**Group**

Included within interest receivable are amounts of £14,000 (2021: £12,000) receivable from a company of which Mr D M Halpern and Mrs R Halpern, trustees of the charity, are directors. Details of other related party disclosures can be found in notes 16, 17, 18 and 19.

**28. ANALYSIS OF CASH AND CASH EQUIVALENTS**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Cash at bank and in hand	<b>16,292,964</b>	14,997,047
Bank overdrafts	<b>-</b>	-
	<u><b>16,292,964</b></u>	<u>14,997,047</u>

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

	<b>At 1 April 2021</b>	<b>Cashflows</b>	<b>Non-Cash Movement</b>	<b>At 31 March 2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Cash in hand and at bank	14,997,047	1,295,917	-	16,292,964
Debt due within one year	(443,071)	(2,252,540)	-	(2,695,611)
Debt due after one year	(3,901,766)	2,538,470	-	(1,363,296)
	<u>10,652,210</u>	<u>1,581,847</u>	<u>-</u>	<u>12,234,057</u>