

REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 MARCH 2023
FOR
CLOSEHELM LIMITED

Schofields
Chartered Accountants
5th Floor
Waverley House
115 - 119 Holdenhurst Road
Bournemouth
Dorset
BH8 8DY

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For The Year Ended 30 March 2023

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REPORT OF THE TRUSTEES
For The Year Ended 30 March 2023

The trustees, who are also directors of the charity for the purposes of the Companies Act 2006, present their report, which also forms the directors' report as required by company law, with the financial statements of the charity for the year ended 30 March 2023. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" in preparing the annual report and financial statements of the charity

OBJECTIVES AND ACTIVITIES

The charity's main object and its principal activity is to support poor people in financial need. It continues to derive its income from its investment property and gift aid donations.

The Trustees have given due regard to public benefit when planning the charity's activities, in accordance with the Charity Commission's guidance on Public Benefit.

During the period, the charity made grants in furtherance of its objects to relieve poverty and advance the Jewish Faith of £116,641 (2022: £103,452).

ACHIEVEMENT AND PERFORMANCE

Charitable Activities

The charity's income derives from investments, rent and charitable donations, which is applied for charitable purposes in accordance with its Memorandum and Articles of Association.

Rental income derived from its investment properties provided an overall yield of 5.7% (2022: 6.1%) during the year. This is consistent and in line with expectations.

Total incoming resources available for grant distribution (i.e.Total incoming resources less expenditure on raising funds and support costs) amounted to £148,825 (2022: £161,151).

	2023	2022
	£	£
Total Grants paid during the period	116,641	103,452

Grants are made to individuals and institutions in financial need in accordance with the charity's Memorandum and Articles of Association. These grants typically cover the housing costs of individuals with low incomes. Grants made in the period represented a distribution of 78% of this period's available funds for grant distribution (2022: 64%).

The distribution in the period is in line with pre-pandemic levels and reflects a need to balance meeting the Trustees' reserves policy and a prudent approach with downward pressure on rental charges with the charity's tenants operating in the retail sector.

FINANCIAL REVIEW

Reserves Policy

All of the charity's funds are unrestricted. The Trustees have an objective to achieve unrestricted reserves of net current assets to equal six months running costs to cover the risk presented by the current economic environment which has seen commercial properties unoccupied and downward pressure on rents receivable.

This would equate to £79,900 (2022: £67,890) in respect of this financial year. The charity currently has a net surplus of current assets over its current liabilities of £137,611 (2022 £105,427). The surplus above the policy is held due to the uncertainty surrounding, in particular a lease with the largest tenant that has yet to be renewed which increases the risk of either void periods or a significant rent reduction in the future. The Trustees will continue to monitor the reserves level and take action to address the excess of reserves once all leases have been renewed and certainty over rental income can be assured.

FUTURE PLANS

The trustees continue to seek ways to maximise the charity's income from its investment properties to facilitate the continued grant making in support of its charitable objects.

REPORT OF THE TRUSTEES

For The Year Ended 30 March 2023

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

Closehelm Limited is a company limited by guarantee and is governed by its Memorandum and Articles of Association dated 12 December 1983. The company is registered as a charity with the Charity Commission.

Recruitment and Appointment of Trustees

New Trustees are appointed by the existing Trustee Board and in accordance with the charity's governing document shall hold office until death, resigns or is disqualified/removed from office. The charity must have a minimum of three trustees, to a maximum of 10 Trustees.

Induction and training of new Trustees

Upon appointment new Trustees are provided with an induction pack which contains the Memorandum and Articles of Association, copies of the past three year's financial statements and a copy of the Charity Commission's guide on Trustees responsibilities

Organisation Structure

All the Directors of the company are also Trustees of the charity. Whenever this report of the accompanying financial statements refer to the Directors, it includes the Trustees. The Board of Trustees administers the charity. The Board meets monthly.

Risk Management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The trustees have a risk management strategy which comprises an annual review of the risks the charity may face, the establishment of systems and procedures to mitigate those risks identified in the plan and implementation of procedures designed to minimise any potential impact on the charity should those risks materialise. This work has not identified any new risks but it has resulted in better procedures and contingency plans and has given the impetus for better planning. A key element in the management of financial risk is the setting of a reserves policy and its regular review by the Trustees.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

01777233 (England and Wales)

Registered Charity number

291296

Registered office

5th Floor
Waverley House
115 - 119 Holdenhurst Road
Bournemouth
Dorset
BH8 8DY

Trustees

Mr A Van Praagh Director (deceased 4.11.2022)
Mrs H Van Praagh Director
Mrs H R Grosberg Director
Mr D Van Praagh Director

Company Secretary

Mrs H Van Praagh

Independent Examiner

Mr P J Schofield
Schofields
Chartered Accountants
5th Floor
Waverley House
115 - 119 Holdenhurst Road
Bournemouth
Dorset
BH8 8DY

REPORT OF THE TRUSTEES
For The Year Ended 30 March 2023

REFERENCE AND ADMINISTRATIVE DETAILS

Bankers

Barclays Bank Plc
126 Station Road
Edgware
Middlesex
HA8 7RY

Chief Executive Officer - Mr A Van Praagh during the year to 30 March 2022. Following his death on 4 November 2022, the position has been filled by fellow Trustee Mrs H W Van Praagh.

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

Approved by order of the board of trustees on 21 December 2023 and signed on its behalf by:

Mrs H Van Praagh - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
CLOSEHELM LIMITED (REGISTERED NUMBER: 01777233)**

Independent examiner's report to the trustees of Closehelm Limited ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 30 March 2023.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under Section 145(5) (b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Mr P J Schofield
The Institute of Chartered Accountants in England and Wales

Schofield's
Chartered Accountants
5th Floor
Waverley House
115 - 119 Holdenhurst Road
Bournemouth
Dorset
BH8 8DY

21 December 2023

CLOSEHELM LIMITED**STATEMENT OF FINANCIAL ACTIVITIES**
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
For The Year Ended 30 March 2023

		2023 Unrestricted fund £	2022 Total funds £
INCOME AND ENDOWMENTS FROM	Notes		
Donations and legacies	3	16,800	8,372
Investment income	4	175,183	185,106
Total		<u>191,983</u>	<u>193,478</u>
EXPENDITURE ON			
Raising funds			
Investment management costs	5	38,104	27,181
		<u>38,104</u>	<u>27,181</u>
Charitable activities	6		
Relief of Poverty and advancement of the Jewish Faith		121,695	108,598
Total		<u>159,799</u>	<u>135,779</u>
NET INCOME		32,184	57,699
RECONCILIATION OF FUNDS			
Total funds brought forward		3,140,427	3,082,728
TOTAL FUNDS CARRIED FORWARD		<u><u>3,172,611</u></u>	<u><u>3,140,427</u></u>

The notes form part of these financial statements

BALANCE SHEET**30 March 2023**

	Notes	2023 Unrestricted fund £	2022 Total funds £
FIXED ASSETS			
Investment property	12	3,035,000	3,035,000
CURRENT ASSETS			
Debtors	13	30,548	72,644
Cash at bank		228,936	181,557
		<u>259,484</u>	<u>254,201</u>
CREDITORS			
Amounts falling due within one year	14	(121,873)	(148,774)
NET CURRENT ASSETS		<u>137,611</u>	<u>105,427</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		3,172,611	3,140,427
NET ASSETS		<u>3,172,611</u>	<u>3,140,427</u>
FUNDS	15		
Unrestricted funds		<u>3,172,611</u>	<u>3,140,427</u>
TOTAL FUNDS		<u>3,172,611</u>	<u>3,140,427</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 March 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 March 2023 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

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

The financial statements were approved by the Board of Trustees and authorised for issue on 21 December 2023 and were signed on its behalf by:

Mrs H Van Praagh - Trustee

Mr D Van Praagh - Trustee

NOTES TO THE FINANCIAL STATEMENTS
For The Year Ended 30 March 2023

1. STATUTORY INFORMATION

Closehelm Limited is a private company limited by guarantee, registered in England and Wales. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity. The address of the registered office is given in the charity information on page 2 of these financial statements. The nature of the charity's operations and principal activities are the advancement of religion in accordance with the Orthodox Jewish Faith and the relief of poverty.

2. ACCOUNTING POLICIES

Basis of preparation

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets.

Going Concern

The company is dependent on the continued support of companies controlled by the Trustees' and their agreement of deferring the amounts due to them. There are no reasons to suggest that this support shall not continue for a period in excess of twelve months from the approval of the accounts.

The Charity's income is principally derived from rental income from retailers on its investment property portfolio. The impact of the pandemic and changes in consumer habits away from the high street continue to place downward pressure on investment returns. The Trustees have carefully considered the potential impact on revenue streams and cash flow projections confirm that the company will continue to meet its debts and obligations as they fall due. It has been concluded that there are no material uncertainties and that it is appropriate for the financial statements be prepared on a going concern basis.

Critical accounting judgements and key sources of estimation uncertainty

In the application of the accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying value of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis.

In the view of the Trustees, there are no assumptions concerning the future estimation uncertainty affecting assets or liabilities at the Balance Sheet date that are likely to result in a material adjustment to their carrying amounts in the next financial year.

Income

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

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

Investment income is earned through holding assets for investment purposes such as shares and property. It includes dividends, interest and rent. Where it is not practicable to identify investment management costs incurred within a scheme with reasonable accuracy the investment income is reported net of these costs. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest method and dividend and rent income is recognised as the charity's right to receive payment is established.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Investment property

Investment properties are measured at fair value at each reporting date with changes in fair value recognised in 'net gains / (losses) on investments' in the SoFA.

NOTES TO THE FINANCIAL STATEMENTS - continued
For The Year Ended 30 March 2023**2. ACCOUNTING POLICIES - continued****Taxation**

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

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

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

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

Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

Cash at bank and in hand

Cash at bank and in hand represents such accounts and instruments that are available on demand or have a maturity of less than three months from the date of acquisition.

Provisions

Provisions are recognised when, and only when, it is probable that a present obligation exists, as a result of a past event and the transfer of economic benefit can be reliably estimated.

Financial instruments

All financial assets and liabilities are recognised as basic financial instruments which are initially recognised at transaction value and subsequently measured at their settlement value

3. DONATIONS AND LEGACIES

	2023	2022
	£	£
Donations and gifts	16,800	8,372

4. INVESTMENT INCOME

	2023	2022
	£	£
Rents received	172,099	185,104
Bank and other interest	3,084	2
	175,183	185,106

5. INVESTMENT MANAGEMENT COSTS

	2023	2022
	£	£
Rates and water	2,611	2,611
Property repairs and maintenance	1,488	1,111
Service charges receivable	(6,640)	(7,815)
Management and administrative charges	1,088	637
Insurance	2,884	2,589
Bank charges	657	653
Legal and professional fees	16,459	2,568
Bad debts	3,494	6,576
Excess service charges repayable	9,351	17,439
Irrecoverable service charges	-	812
Historic rates undercharge	6,712	-
	38,104	27,181

NOTES TO THE FINANCIAL STATEMENTS - continued
For The Year Ended 30 March 2023

6. CHARITABLE ACTIVITIES COSTS

	Grant funding of activities (see note 7) £	Support costs (see note 8) £	Totals £
Relief of Poverty and advancement of the Jewish Faith	116,641	5,054	121,695

7. GRANTS PAYABLE

	2023 £	2022 £
Relief of Poverty and advancement of the Jewish Faith	116,641	103,452

The total grants paid to institutions during the year was as follows:

	2023 £	2022 £
Zaks	66,100	56,870
D Sassoon	4,539	6,000
Chanichel Yesivas Jewish Teacher	1,440	1,440
Beth Avraham Synagogue	-	460
Ezra Umarpeh Limited	360	-
	72,439	64,770

The total grants paid to individuals during the year was as follows:

	2023 £	2022 £
Grants to individuals	44,202	38,682

8. SUPPORT COSTS

	Finance £	Governance costs £	Totals £
Relief of Poverty and advancement of the Jewish Faith	844	4,210	5,054

Support costs, included in the above, are as follows:

Finance

	2023 Relief of Poverty and advancement of the Jewish Faith £	2022 Total activities £
Bookkeeping	844	946

NOTES TO THE FINANCIAL STATEMENTS - continued
For The Year Ended 30 March 2023**8. SUPPORT COSTS - continued**
Governance costs

	2023 Relief of Poverty and advancement of the Jewish Faith £	2022 Total activities £
Independent Examiners fees	4,210	4,200

9. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 March 2023 nor for the year ended 30 March 2022.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30 March 2023 nor for the year ended 30 March 2022.

10. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £
INCOME AND ENDOWMENTS FROM	
Donations and legacies	8,372
Investment income	185,106
Total	193,478
EXPENDITURE ON	
Raising funds	
Investment management costs	27,181
	27,181
Charitable activities	
Relief of Poverty and advancement of the Jewish Faith	108,598
Total	135,779
NET INCOME	57,699
RECONCILIATION OF FUNDS	
Total funds brought forward	3,082,728
TOTAL FUNDS CARRIED FORWARD	3,140,427

NOTES TO THE FINANCIAL STATEMENTS - continued
For The Year Ended 30 March 2023**11. INDEPENDENT EXAMINERS REMUNERATION**

	2023	2022
	£	£
Independent Examiners fees	4,210	4,200

12. INVESTMENT PROPERTY**FAIR VALUE**At 31 March 2022
and 30 March 2023

£

3,035,000

NET BOOK VALUE

At 30 March 2023

3,035,000

At 30 March 2022

3,035,000

Investment property was valued on an open market basis on 30 March 2023 by the Trustees. The historic cost of the investment property amounts to £3,611,462 (2022: £3,611,462).

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Trade debtors	20,833	58,930
Other debtors	8,500	9,539
Prepayments and accrued income	1,215	4,175
	30,548	72,644

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Trade creditors	24,775	16,052
Social security and other taxes	1,754	14,441
Other creditors	17,707	17,786
Due to associated companies	24,652	40,652
Accruals and deferred income	52,985	59,843
	121,873	148,774

Deferred income comprises quarterly rents and service charges received in advance as follows:

	£
Balance at 31 March 2022	49,528
Amounts released to investment income	(49,528)
Amounts deferred in year	37,403
Balance at 30 March 2023	37,403

NOTES TO THE FINANCIAL STATEMENTS - continued
For The Year Ended 30 March 2023**15. MOVEMENT IN FUNDS**

	At 31.3.22 £	Net movement in funds £	At 30.3.23 £
Unrestricted funds			
General fund	3,140,427	32,184	3,172,611
TOTAL FUNDS	<u>3,140,427</u>	<u>32,184</u>	<u>3,172,611</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	191,983	(159,799)	32,184
TOTAL FUNDS	<u>191,983</u>	<u>(159,799)</u>	<u>32,184</u>

Comparatives for movement in funds

	At 31.3.21 £	Net movement in funds £	At 30.3.22 £
Unrestricted funds			
General fund	3,082,728	57,699	3,140,427
TOTAL FUNDS	<u>3,082,728</u>	<u>57,699</u>	<u>3,140,427</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	193,478	(135,779)	57,699
TOTAL FUNDS	<u>193,478</u>	<u>(135,779)</u>	<u>57,699</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 31.3.21 £	Net movement in funds £	At 30.3.23 £
Unrestricted funds			
General fund	3,082,728	89,883	3,172,611
TOTAL FUNDS	<u>3,082,728</u>	<u>89,883</u>	<u>3,172,611</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
For The Year Ended 30 March 2023**15. MOVEMENT IN FUNDS - continued**

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	385,461	(295,578)	89,883
TOTAL FUNDS	<u>385,461</u>	<u>(295,578)</u>	<u>89,883</u>

The unrestricted fund represents "free reserves."

16. RELATED PARTY DISCLOSURES

During the year the company was loaned funds to pursue its charitable objects by Broadminster Limited, a company controlled by the Trustees. At the year end amounts due to Broadminster Limited totalled £24,652 (2022: £40,652). The loan from Broadminster Limited is interest free, unsecured and repayable on demand.

During the year Broadminster Limited donated £15,000 (2022: £Nil) to the charity.

During the year the Trustees Mr A Van Praagh and Mrs H W Van Praagh loaned funds to the company. At the year end, amounts due to Mr A Van Praagh and Mrs H W Van Praagh totalled £17,707 (2022:£17,786). The loan is interest free, unsecured and repayable on demand.

17. CONTROLLING PARTY

The charity is controlled by the Trustees.

18. FINANCIAL INSTRUMENTS

The carrying amounts of the charity's financial instruments are as follows:

	2023 £	2022 £
Financial assets		
Debt instruments measured at amortised cost:		
- Trade debtors	20,833	58,930
- Other debtors	8,500	9,539
- Prepayments and accrued income	1,215	4,175
	<u>30,548</u>	<u>72,644</u>
Financial liabilities		
Measured at amortised cost		
- Trade creditors	24,775	16,052
- Social security and other taxes	1,754	14,441
- Other creditors	17,707	17,786
- Amounts owed to associated companies	24,652	40,652
- Accruals and deferred income	52,985	59,843
	<u>121,873</u>	<u>148,774</u>

CLOSEHELM LIMITED**DETAILED STATEMENT OF FINANCIAL ACTIVITIES**
For The Year Ended 30 March 2023

	2023 £	2022 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations and gifts	16,800	8,372
Investment income		
Rents received	172,099	185,104
Bank and other interest	3,084	2
	175,183	185,106
Total incoming resources		
	191,983	193,478
EXPENDITURE		
Investment management costs		
Rates and water	2,611	2,611
Property repairs and maintenance	1,488	1,111
Service charges receivable	(6,640)	(7,815)
Management and administrative charges	1,088	637
Insurance	2,884	2,589
Bank charges	657	653
Legal and professional fees	16,459	2,568
Bad debts	3,494	6,576
Excess service charges repayable	9,351	17,439
Irrecoverable service charges	-	812
Historic rates undercharge	6,712	-
	38,104	27,181
Charitable activities		
Grants to institutions	72,439	64,770
Grants to individuals	44,202	38,682
	116,641	103,452
Support costs		
Finance		
Bookkeeping	844	946
Governance costs		
Independent Examiners fees	4,210	4,200
Total resources expended	159,799	135,779
Net income		
	32,184	57,699

This page does not form part of the statutory financial statements