

BETH-EZRA TRUST

England & Wales · Charity number 326000

Details

Status	Registered
Legal form	Charitable company
Company number	01600026
Registered	1982-06-22
Register	View on the Charity Commission register

Contact

Address	Beth Ezra 52 Smitham Bottom Lane Purley CR8 3DB
Phone	02086687116
Email	admin@bethezra.org
Website	www.bethezra.co.uk

Activities

Objects: TO PROMOTE AND PROVIDE CARE FOR AGED SICK OR INFIRM MEMBERS OF ECCLESIASTIC BELONGING TO THE CHRISTADELPHIAN DAWN FELLOWSHIP OR INDIVIDUAL MEMBERS OF THAT FELLOWSHIP AND OTHER AGED INFIRM OR SICK PERSONS. (FOR FURTHER DETAILS SEE CLAUSE 3 OF MEMORANDUM OF ASSOCIATION.)

Activities: Provision of care for aged and sick members of the Dawn Christadelphian Fellowship and other aged, infirm or sick persons through the running of Beth Ezra, a Care Home at 52 Smitham Bottom Lane, Purley, Surrey.

Classification

- **How:** Makes Grants To Individuals, Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services
- **What:** The Advancement Of Health Or Saving Of Lives, Accommodation/housing, Religious Activities
- **Who:** Elderly/old People, People With Disabilities

Geography

- Surrey

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£1,183,197	£1,147,620	£3,207,434	30
2023-12-31	£1,121,048	£1,111,436	£3,154,236	32
2022-12-31	£1,149,448	£1,066,301	£3,121,659	31
2021-12-31	£905,670	£1,122,301	£3,084,113	31
2020-12-31	£1,281,501	£867,058	£3,260,513	33

Trustees

Name	Role	Appointed
Simon Lambert	Chair	2021-09-04
Brian Condlyffe-Morse-Glover		2022-05-14
Bryony Elizabeth Neate		2024-02-24
Claudia Tomkins		2024-02-24
Garry Whiting		2019-02-23
PHILIPPA VERZHBITSKAYA		2012-07-09
Timothy James Dench		2021-09-04

BETH-EZRA TRUST

England & Wales - Charity number 326000

Accounts

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

Company Number 1600026 (England and Wales)
Charity No. 326000

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

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Legal & Administrative Information

Directors and Trustees:

B R Condlyffe-Morse-Glover
T J Dench
S Lambert
B E Neate
C R Tomkins
P H Verzhbitskaya
G Whiting

Company Secretary

P H Verzhbitskaya

Treasurer

P H Verzhbitskaya

Home Manager

L Akeh

Registered Office:

52 Smitham Bottom Lane
Purley
Surrey
CR8 3DB

Company number

1600026

Charity number

326000

Main Bankers:

Barclays Bank Plc

Auditors:

Collards Chartered Accountants
5-9 Eden Street
Kingston-upon-Thames
Surrey KT1 1BQ

Solicitors:

Knights plc
Cedar House
78 Portsmouth Road
Cobham
Surrey KT11 1AN

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2024

The Trustees present their annual directors' report and the audited financial statements of the Charity for the year ended 31 December 2024 which are prepared to meet the requirements for a directors' report and accounts for Companies Act purposes. The Trustees confirm that the audited financial statements comply with the requirements of the Companies Act 2006, the Charities Act 2011, the Memorandum and Articles of Association, Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with Financial Reporting Standard 102, and Financial Reporting Standard 102.

Objectives of the Charity, principal activities and organisation of our work

The Charity is constituted as a company limited by guarantee and is therefore governed by its Memorandum and Articles of Association. The objectives of the Charity are to promote and provide care primarily for the elderly and infirm members of the Dawn Christadelphian Fellowship together with other persons if rooms are not filled. It does this through its principal activity, the running of Beth Ezra, a Care Home situated at 52 Smitham Bottom Lane, Purley, Surrey.

Our mission statement is: *"To provide a quality care home for Christadelphians and others in a Christian setting that supports the spiritual, mental and physical needs of the residents in pleasant, peaceful and secure surroundings"*.

The Charity strives to provide the highest quality of care within Beth-Ezra coupled with a loving and spiritual environment. Its policy is to exceed, wherever practicable, standards that are laid down by the relevant authorities for the running of care homes.

In undertaking its activities, the Trustees have paid due regard to the Charity Commission guidance on public benefit and are satisfied that the Charity confers a public benefit.

How our activities deliver public benefit

All of our charitable activities focus on providing care for the elderly and are undertaken to further our charitable aims for the public benefit. Our main activities and who we help are:

- The provision of residential care for Dawn Christadelphians and others in need by reason of age and poor health.
- The advancement of religion through its care home, Beth Ezra, which provides a haven where elderly members of the Dawn Christadelphian community can continue to benefit from being part of our Bible based community. Therefore, the home places great emphasis on providing regular spiritual activities such as daily Bible readings, Bible classes, hymn singing sessions and, most importantly, a service of worship each Sunday morning.

The beneficiaries

Beth Ezra's activities are mainly for the benefit of aged, infirm or sick members of the Dawn Christadelphian Fellowship. Dawn Christadelphians are active in promoting their beliefs in the hope that other men and women will be persuaded of the truth of the Gospel and thereby join our community. Therefore, although there are conditions of membership, these conditions are only based on a shared conviction of God's purpose in Jesus Christ, and not on any limitation imposed by geography, race, gender, or wealth.

All who qualify as members of the worldwide Dawn Christadelphian Fellowship and whose needs are assessed according to accepted Care Standards as being suitable for the care home are happily accepted as residents, subject to a suitable room being available. By providing a home for these members of the Dawn Christadelphian Fellowship, they are enabled to spend their final years together with like-minded members sharing the same religious beliefs and lifestyle. That so many members choose to come to Beth Ezra even if it is not the closest care home to where they have been living, nor necessarily close to family members, is indicative of the value that they place on this choice and the subsequent benefit they derive from it.

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Beth Ezra provides benefits to other people if there are vacant rooms and if, at the time, there is no call on that vacancy from a Dawn Christadelphian. In such cases, the Trustees will consider making the room available to a person who is not a Dawn Christadelphian, but particular care is taken to ensure that the potential resident would be sympathetic to the faith-based ethos of the home.

Development, activities, achievements and financial review this year

Beth Ezra continues to provide excellent care in an environment that provides for the spiritual, the practical and the emotional, prioritising the needs of each resident and accommodating their wishes. Activities continue to be many and varied with spiritual activities including a Sunday morning service of worship, daily Bible readings and connection via Zoom to events at other ecclesias such as Bible classes, lectures and fraternal. Other activities have included visits from musicians of all kinds, crafts, games and a memorable visit from some farm animals in February.

The labour market has remained tight and use of agency staff remains higher than ideal but this has continued to improve over the year and the home has a good base of dedicated staff. Once again, wage increases have been key and all staff received a bonus payment in December.

During the year, under God's good hand, we have provided residential care for a total of 21 permanent residents and 4 short-term stays. We have made a number of improvements to the home as detailed under the section headed "**Tangible fixed assets and impairment review**".

At the end of 2024, we commissioned a rebrand of our logo as well as an updated website which is now live. As well as refreshing the content and layout to bring it up to date, the website now includes the weekly activities schedule and menu.

The Trust generated net income for the year of £53,198 (2023 net income £32,577). Ignoring bequests, donations, financial assistance and gains on investments, the operating deficit was £13,443 (2023 deficit of £24,069), which highlights the need to maintain a substantial cash reserve. Occupancy levels and subsequent financial performance can vary significantly year on year, and the Trustees have a reserves policy so that reserves can be maintained at a level sufficient to meet the challenges the Charity faces in the medium term. This reserves policy is reviewed annually to reflect the changing operating circumstances and general business climate.

The financial position at the end of the year is sound with cash balances of £546,046 (2023 £518,080) and net current assets of £1,367,200 (2023 £1,198,087).

We have updated our formal business plan that projects three years into the future. This provides an invaluable planning and budgeting tool and assists in maintaining appropriate financial controls. Beth-Ezra continues to be dependent on major bequests, and promotional activities continue to encourage the members of our community to remember the Charity both in regular donations and in their Will. The Trust continues to offer assistance to residents who have need to call upon state funding during their stay at Beth Ezra, and financial assistance in the sum of £10,853 was given in 2023 (2023 £10,903). The Trustees are grateful to those who have made donations to the funds during the year.

The Trustees are very aware of the need to maintain a high room utilisation, both to better fulfil our charitable purpose, but also to reduce operating losses to a manageable level. Occupancy is one of the criteria used to assess success and Beth Ezra achieved an average resident occupancy of 96% during 2024 and also 96% when room occupancy is used.

Our independent Quality Assurance Review which seeks the views about current service provision from residents, relatives, advocates and visitors was undertaken in June 2024. The results have been shared with stakeholders.

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TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2024

The findings of the report show an even greater level of satisfaction with residents living happily and feeling safe and well cared for. Fundamentally, the survey also showed that the religious ethos of Beth Ezra was strongly supporting the discipleship of the residents. For other activities, a new Activities Coordinator has contributed greatly following a period of transition. Communication with staff has improved and further quick wins were identified to aid greater communication going forward.

As in previous years, a separate staff survey was carried out in September 2024 and points for improvement have been actioned. A second smaller survey was carried out in March 2025 to assess progress in key areas.

Remuneration of the management team is set by the Managing Trustees within the annual budget agreed by the Board of Trustees and is subject to annual review with reference to similar local positions in the care industry. We would like to warmly thank all who have helped in the management team and their staff for their loyalty and hard work and all those who have contributed in any way to this work for the Lord.

Future Developments

While we were able to keep the fee increase below 5% in 2024, our annual review of fees in 2025 has had to take account of the considerable increase in minimum wage in April 2025 and significant changes to both the percentages applied and the nil rate band for employer's National Insurance. To cover these additional government mandated costs and avoid operating at a loss, it would have been necessary to increase the fees by 15% across all bands. However, by using income generated from capital held by Beth-Ezra Trust and spreading the cost over more than one year, we have kept the increase down to 5.9% across all bands. In effect, every resident is being subsidised by the charity.

The care sector in the UK continues to be challenged by the apparent contradiction between the cost of providing good care and complying with the requirements of the Care Quality Commission who regulate the industry and the limitations of state funding which does, in some cases, fall considerably short of the full cost of providing such care. We continue to receive state funding for some residents and have been very blessed to have received support from other sources, personal and charitable, that partially covers the deficit where state funding is not at the level required to meet our costs.

Although the Trustees are conscious of the overruling hand of God, they are also very aware of the need for sound management practice and prudent financial controls. There are sufficient reserves for at least the next twelve months, assuming no significant legislative changes or amendments to state funding of care places, and the Home continues to operate on a sound financial footing. The Trustees are confident that Beth Ezra will continue to provide a high standard of care for its residents for the foreseeable future.

Tangible fixed assets and impairment review

The Trust owns four investment properties, one residential and three commercial. The rents from these generate revenue to subsidise charitable operations. The commercial properties are let on the open market while the residential property is situated next door to the Home and is offered first to those who would like to live close to the Home but are not yet ready to become residents there. If a tenant cannot be found who meets these criteria, it is let on the open market.

The residential property was let for the whole of 2024. Two of the commercial properties were let for the whole year and the third, which had been fully provided against at 31 December 2023, was let to a new tenant in August 2024.

The Home is in good condition as a result of an ongoing programme of planned maintenance. The Trustees consider the fabric of the building to be sound.

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2024

Changes in tangible fixed assets during the year are as set out in Note 5 to the accounts on page 17. As part of managing the assets, the fixed asset register and depreciation policy has been reviewed in the year. A programme of on-going refurbishment and equipment replacements has been prepared which includes the replacement of a number of equipment items as they reach the end of their service life. Capital expenditure on buildings in 2024 was £7,577 and on fixtures and fittings, £4,214. The main additions were:

- Replacement equipment for the audio visual system
- New flooring for four resident rooms
- New ensembles for two resident rooms

Investment policy and returns

Under its Articles of Association, Beth-Ezra Trust has the power to make any investment which the Trustees see fit subject to any restrictions imposed by Law. These include diversified investment funds, bank deposits, bonds and investment property. The diversified investment funds do not exceed 20% of the total investment portfolio. The Trustees have also taken steps to reduce the risk of financial losses by spreading their cash reserves over a number of financial institutions.

Reserves

The Trustees have agreed a reserves policy that requires sufficient reserves to be maintained to cover at least two years budgeted operating deficit, being our financial performance ignoring any income from donations and bequests. This policy has been adopted because the Charity's finances are largely dependent on bequests, and these cannot be anticipated or relied upon. Based on our Business Plan, the total budgeted operating deficit, excluding net investment income, in our General Fund for the next two years is £121,462, and the General Fund at the end of 2024 was £1,367,200.

At 31 December 2009, a designated fund was set up by transfer from the general fund to provide for the maintenance of the Charity's tangible fixed assets. This Fixed Assets Fund at the end of 2024 was £1,840,234 (2023 £1,956,147).

Consequently, the Trustees believe that the present levels of the reserves are adequate to support the continuation of the Care Home for the medium term. They therefore consider the financial position of the Charity to be satisfactory and that the going concern basis of accounting is appropriate.

Directors and Trustees

All directors of the company are also Trustees of the Charity and there are no other Trustees. The Trustees meet quarterly, but also interact regularly between meetings by telephone and via e-mail exchanges (for example, through circulation of minutes from the Managing Trustee meetings). The Trustees delegate the day to day running of the home to the Home Manager and the Business Manager. The Trustees appointed by the Board as Managing Trustees are there to work closely with the management team and to act as a more effective and dynamic conduit between the management team and the main Board of Trustees. The Managing Trustees have delegated powers within which they must operate and report regularly to the board of Trustees and the Trust's officers. During 2024, the Managing Trustees were T Dench, P Verzhbitskaya and G Whiting.

The Trustees served throughout the year except as noted on page 2. The board of Trustees has the power to appoint additional Trustees as it considers fit. New Trustees are selected by existing Trustees to serve until the following AGM and, if re-appointed by the members, can serve until age 75 subject to the rules relating to rotation in accordance with clause 33 of the Articles of Association. On reaching 75 years, Trustees can be re-appointed on an annual basis. The Trustees identify the available skills and experience relating to the key areas of the Trust's activities. This is particularly important when we seek to appoint new Trustees, as it helps to maintain the appropriate mix of skills and experience.

A comprehensive induction pack is available to acquaint new Trustees with the Charity's policy and practice, its activities, management and governance and also what is expected of them under charity law, with particular reference to Charity Commission guidance publications. Charity Trustee training is also provided in partnership with the Institute of Chartered Accountants of England and Wales.

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2024

Risk management

The Trustees actively review the major risks which the Charity faces with a comprehensive annual review at the September Board meeting and an update in February or May, and appropriate action is taken to mitigate each risk to an acceptable level. The Trustees recognise their responsibility to identify any new and emerging risks, and a Trustee is tasked with maintaining a formal risk register.

The principle risks and strategies for mitigation are:

- 1) Deficit in income where fees are partially covered by the state: the process of setting fees starts with a thorough annual budgeting process which looks forward three years. On admission, all new residents are asked to complete a financial form which indicates how long they can self-fund under the current system before seeking state assistance. For all partially state funded residents, management engage in robust negotiations with local authorities to ensure the best possible outcomes.
- 2) Energy costs and supply vulnerability: solar panels were fitted in 2022 with a small battery back up to allow excess generation to be captured for use in the home. Fixed rate contracts are sought where possible and where prices are considered reasonable taking forward rates into consideration.
- 3) Pandemics: from March 2020 through to March 2022, the care home sector experienced unprecedented disruption in staffing due to government and local council mandates on how homes were run, staff isolating, and rapid cost increases due to disruptions in supply chains worldwide. While the home cannot prevent future pandemics, it is in a stronger position now to manage the impact having undertaken a review of lessons learned during this period. It highlights again the need to maintain good reserve levels to ensure that funds are available to cope with higher than expected inflation and with the need to use agency staff.
- 4) Loss of key management and ineffectiveness in organisational structure: the home is reliant on two key management personnel, one of whom retired in April 2025, and the division of management responsibility relies on their close cooperation. Planning for the change in management commenced in late 2024 and the new incumbent is a former employee at Beth Ezra, known to residents and longer serving staff. Furthermore, management and the managing trustees compiled a comprehensive document listing all key tasks covering care, home and maintenance, human resources, information technology, company secretarial, finance, treasury, and liaison with the Care Quality Commission. For each task, primary and secondary responsibilities are allocated and tested, and this is reviewed bi-annually. Therefore if any key personnel leave, the organisation can continue to function effectively and efficiently.
- 5) Underutilisation of space resulting in income deficit: fees are the largest part of income and are driven directly from occupancy. Beth Ezra is a home set up to serve the needs of the Dawn Christadelphian community and this is shrinking in the United Kingdom which will result in fewer admissions over time. However, the home also accommodates residents from other Christadelphian communities and can take up to four non-Christadelphian residents. These are carefully integrated to ensure that the ethos of the home, which is what makes it so unique, remains intact.

Trustees' responsibilities in relation to the financial statements

The Trustees are required by company law to prepare financial statements for each financial year which give a true and fair view of the financial activities of the Charity and of its financial position at the end of that year. In preparing those financial statements the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- prepare financial statements on the ongoing concern basis unless it is inappropriate to assume that the Charity will continue in operation;
- observe the methods and principles in the charity SORP; and
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2024

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the relevant Companies and Charities Acts (see note 1 in the notes to the Accounts). 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.

The Trustees can provide assurance that;

- The charitable company is operating efficiently and effectively;
- The assets are safeguarded against unauthorised use or disposition;
- Proper records are maintained and financial information used within the trust or for publication is reliable;
- The charitable company complies with its Memorandum and Articles of Association; and
- The charitable company has actively pursued all of its objectives and policies throughout the year.

Statement of disclosure of information to auditors

The Trustees who held office at the date of approval of this annual report confirm that:

- so far as they are aware there is no relevant audit information, information needed by the charitable company's auditors in connection with preparing their report, of which the charitable company's auditors are unaware; and
- they have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish the charitable company's auditors are aware of that information.

Auditors

A resolution proposing that Collards Chartered Accountants be re-appointed as auditors will be put to the members at the Annual General Meeting.

Approval

This report was prepared having taken advantage of the small companies' exemption in the Companies Act 2006 and was approved by the Trustees on 10 May 2025 and signed on their behalf by:

Simon Lambert
Director/Trustee

Date: 10 May 2025

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF BETH-EZRA TRUST

We have audited the financial statements of Beth-Ezra Trust (the 'charitable company') for the year ended 31 December 2024 which comprise the Statement of Financial Activities, the Balance Sheet, and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2024, and of its 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; and
- 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 charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company'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 other information comprises the information included in the trustees annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. 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. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF BETH-EZRA TRUST

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 (incorporating the directors' report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' 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 charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 and Charities Act 2011 require 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 directors' 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' exemption in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of Trustees

As explained more fully in the trustees' responsibilities statement set out on page 7, the trustees (who are also the directors of the charitable company 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 charitable company's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

The trustees have elected for the financial statements to be audited in accordance with the Charities Act 2011 rather than the Companies Act 2006. Accordingly, we have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

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 auditor's report.

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF BETH-EZRA TRUST

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

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.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with section 144 of the Charities Act 2011 and the regulations made under section 154 of that act. Our audit work has been undertaken so that we might state to the charitable company'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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Andrew Harker
Partner

For and on behalf of Collards Chartered Accountants
5-9 Eden Street
Kingston-upon-Thames
Surrey
KT1 1BQ

Date: 10 May 2025

BETH-EZRA TRUST
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2024
SUMMARY INCOME AND EXPENDITURE ACCOUNT

	Notes	Total Funds 2024 £	Total Funds 2023 £
INCOME FROM:			
Donations and legacies	2	25,144	20,437
Charitable activities:			
Residents' fees		1,067,251	1,034,170
Miscellaneous income		1,831	3,179
Investment income:			
Interest		34,729	24,147
Rent		54,242	39,115
Gross income in the reporting period		1,183,197	1,121,048
EXPENDITURE ON:			
Raising funds:			
Investment management costs		8,782	27,073
Charitable activities:			
Property expenses		116,096	117,120
Staff costs	4	828,555	786,224
Food and consumables		61,340	60,890
Other running costs		77,069	57,906
Depreciation	5	38,027	44,764
Assistance given to residents		10,853	10,903
		1,140,722	1,104,880
Other:			
Governance costs		6,898	6,556
Total expenditure in the reporting period		1,147,620	1,111,436
Net income before gains on investments		35,577	9,612
Net gains on investments	6	17,621	22,965
Net income/(expenditure) for the financial year	3	53,198	32,577
Total funds brought forward		3,154,236	3,121,659
Total funds carried forward		3,207,434	3,154,236

All of the income relates to continuing activities of the Charity. The Charity has no recognised gains or losses other than those reported above.

All funds are unrestricted.

The notes on pages 14 to 20 form part of these financial statements.

**BETH-EZRA TRUST
BALANCE SHEET
AS AT 31 DECEMBER 2024**

	Notes	2024 £	2023 £
Fixed Assets			
Tangible Assets	5	794,138	820,376
Investments	6	1,046,096	1,135,773
		<u>1,840,234</u>	<u>1,956,149</u>
Current Assets			
Debtors	8	97,212	41,164
Investments	6	883,429	759,560
Cash at bank and in hand		546,046	518,080
		<u>1,526,687</u>	<u>1,318,804</u>
Liabilities			
Creditors: Amounts falling due within one year	9	159,487	120,717
		<u>1,367,200</u>	<u>1,198,087</u>
Net current assets		<u>1,367,200</u>	<u>1,198,087</u>
Total assets less current liabilities	10	<u><u>3,207,434</u></u>	<u><u>3,154,236</u></u>
The Funds of the Charity			
Unrestricted Funds:		3,207,434	3,154,236
TOTAL CHARITY FUNDS	11	<u><u>3,207,434</u></u>	<u><u>3,154,236</u></u>

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

For the year ending 31 December 2024 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies but as this company is a charity, it is subject to audit under the Charities Act 2011.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

Approved by the trustees on 10 May 2025 and signed on their behalf by:

Simon Lambert
Director/Trustee

Company number 1600026 (England and Wales)

The notes on pages 14 to 20 form part of these financial statements.

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

1.1 Basis of preparation and going concern

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with Financial Reporting Standard 102 ("FRS 102"), Financial Reporting Standard 102 (effective 1 January 2015) and the Companies Act 2006. Beth-Ezra Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historic cost or transaction value unless otherwise stated in the relevant accounting policy note(s). All amounts in the financial statements have been rounded to the nearest pound sterling.

The charity holds sufficient funds to secure its immediate future for the next year, and on this basis, the assessment of the trustees is that the charity is a going concern.

The charity has not prepared a statement of cash flows and is in compliance with FRS 102 1A Bulletin 1.

1.2 Income recognition policies

Items of income are recognised and included in the accounts when all of the following criteria are met:

- The charity has entitlement to the funds;
- any performance conditions attached to the item(s) of income have been met or are fully within the control of the charity;
- there is sufficient certainty that receipt of the income is considered probable; and
- the amount can be measured reliably.

For legacies, entitlement is taken as the earlier of:

- the date on which the charity is aware that probate has been granted;
- the estate has been finalised and notification has been made by the executor(s) to the charity that a distribution will be made; or
- when a distribution is received from the estate.

Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the charity or the charity is aware of the granting of probate and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Residents' fees received in advance of the provision of the service are deferred until the criteria for income recognition is met.

Government grants are recognised when there is reasonable assurance that the charity will comply with the conditions attaching to the grant and the grant will be received.

Gifts in kind are accounted for when received by the Charity.

1.3 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity. This is normally upon notification of the interest paid or payable by the Bank.

1.4 Fund accounting

The general fund comprises income that is available to meet the general objectives of the Charity. The fixed assets fund is a designated fund for the maintenance of the Charity's tangible fixed assets. Details of the movements on each of these funds are set out in note 11.

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies (continued)

1.5 Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Expenditure on charitable activities includes the direct costs of running the residential care home, Beth Ezra, which is undertaken to further the purposes of the charity and associated support costs.
- Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity such as preparing and auditing statutory accounts and trustees' expenses.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

1.6 Operating leases

Rentals payable under operating leases are charged to the profit and loss account on a straight line basis over the period of the lease.

1.7 Fixed Assets: Tangible Assets

Individual fixed assets costing £500 or more are capitalised at cost and are depreciated over their estimated useful economic lives on a straight line basis as follows:

Additions to freehold and leasehold buildings	5-10%
Fixtures and equipment	10%-25%
Soft furnishings	20%

No depreciation has been charged on the original cost of freehold and leasehold land and buildings as it is the trust's policy to maintain its properties in a state of good repair and such expenditure is charged to the income and expenditure account in the period in which it is incurred. However, additions to buildings which are considered to have a finite useful life are depreciated at 5-10% on cost.

1.8 Fixed Assets: Investments

The charity holds one leasehold and three freehold properties which are valued annually: every fifth year by a professional valuer and in the intervening years by the Board with reference to current local markets.

Investments also include bonds with remaining maturity longer than one year. These are valued at transaction price including any transaction costs.

1.9 Current Assets: Investments

Investments held within Current Assets comprise:

- i) Bonds with remaining maturity between three months and one year. These are valued at transaction price including any transaction costs.
- ii) Accounts with notice periods of between three months and one year.
- iii) Listed Investments which are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value at the balance sheet date using the closing quoted market price. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading "Net gains/(losses) on investments" in the statement of financial activities. The charity does not acquire put options, derivatives or complex financial instruments.

1.10 Debtors

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

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2023 (continued)

1 Accounting policies (continued)

1.11 Cash at bank and in hand

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

1.12 Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

2 Income from donations and legacies	2024	2023
	£	£
Donations:		
Gifts	15,084	19,937
Legacies	10,060	500
	<u>£25,144</u>	<u>£20,437</u>

3 Net incoming resources	2024	2023
	£	£
This is stated after charging:		
Depreciation of tangible fixed assets owned by the Charity	38,027	44,764
Auditors' remuneration – audit	5,250	4,942

4 Employee information

The average number of staff employed during the year was 30 (2023: 32). Most of these were involved in the care of residents. Third party agencies are used to supply staff where necessary to supplement existing employees. These agency costs amounted to £36,546 in the year (2023: £48,341).

Staff costs for the year	2024	2023
	£	£
Wages and salaries	718,364	672,585
Social security costs	58,754	51,656
Employer's contribution to defined contribution pension scheme	14,891	13,642
Agency staff	36,546	48,341
	<u>£828,555</u>	<u>£786,224</u>

The management team received employee benefits of £1,993 (2023: £2,260) comprising employer pension benefits during the year. No employee received remuneration of more than £60,000.

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2024 (continued)

5 Fixed Assets: Tangible Assets

	Freehold Property	Fixtures and Equipment	Total
	£	£	£
Cost			
As at 1 January 2024	882,993	236,013	1,119,006
Additions	7,577	4,214	11,791
Disposals	-	(6,947)	(6,947)
As at 31 December 2024	<u>£890,570</u>	<u>£233,280</u>	<u>£1,123,850</u>
Accumulated depreciation			
As at 1 January 2024	123,682	174,948	298,630
Depreciation on disposals	-	(6,945)	(6,945)
Charge for the year	17,258	20,769	38,027
As at 31 December 2024	<u>£140,940</u>	<u>£188,772</u>	<u>£329,712</u>
Net book value			
As at 31 December 2024	<u>£749,630</u>	<u>£44,508</u>	<u>£794,138</u>
As at 31 December 2023	<u>£759,311</u>	<u>£61,065</u>	<u>£820,376</u>

Freehold property includes an amount of £534,200 (2023: £534,200) on which no depreciation has been charged (see note 1.7). The trustees consider that the properties are in good condition and the net realisable value is higher than the book value. A formal valuation has not been obtained, as in the opinion of the trustees, the cost of a professional valuation would outweigh the benefit to the users of the accounts and a valid comparison with other properties cannot be made. All fixed assets are used for charitable purposes.

6 Investments

Fixed Assets: Investments	2024	2023
	£	£
Property	1,046,096	1,043,126
Bonds	-	92,647
	<u>£1,046,096</u>	<u>£1,135,773</u>
Property: valuation		
	2024	2023
	£	£
As at 1 January	1,043,126	1,043,126
Change in valuation	2,970	-
As at 31 December	<u>£1,046,096</u>	<u>£1,043,126</u>

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2024 (continued)

6 Investments (continued)

Fixed Asset Investments: Property comprises one leasehold and three freehold properties which are let on a commercial basis.

Current Assets: Investments	2024	2023
	£	£
Listed investments	441,638	425,440
Accounts due between 3 and 12 months	82,280	78,270
Bonds	359,511	255,850
	£883,429	£759,560
Listed investments	2024	2023
	£	£
Fair value at 1 January	425,440	402,815
Additions at cost	980,082	356,990
Disposal proceeds	(981,505)	(357,330)
Net gain on change in fair value	17,621	22,965
	£441,638	£425,440
Historic cost	£422,208	£383,364

Current Assets: Investments: Bonds comprises three bonds with an original maturity of one year and one bond with an original maturity of three years.

7 Capital commitments

There were capital commitments of £29,432 at the end of 2024 (2023 - nil).

8 Debtors	2024	2023
	£	£
Due within one year:		
Prepayments and other debtors	54,849	23,457
Residents' fees	42,078	10,953
Income tax recoverable	285	272
Rents receivable	-	6,482
	£97,212	£41,164

Rents receivable relate to accrued income from leasehold properties.

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2024 (continued)

9	Creditors	2024	2023
		£	£
	Amounts falling due within one year:		
	Trade creditors	40,330	16,606
	Residents fees paid in advance	17,473	9,558
	Taxation and social security	21,850	20,779
	Accrued expenses	56,969	57,392
	Deferred income	5,240	707
	Property rental deposits	17,625	15,675
		£159,487	£120,717
		£159,487	£120,717

10	Analysis of Net Assets Between Funds:		
		Unrestricted Reserves 2024 £	Total Funds 2024 £
	Fixed Assets	1,840,234	1,840,234
	Current assets	1,526,687	1,526,687
	Current liabilities	(159,487)	(159,487)
	Total	£3,207,434	£3,207,434
		£3,207,434	£3,207,434
		2023 £	2023 £
	Fixed Assets	1,956,149	1,956,149
	Current assets	1,318,804	1,318,804
	Current liabilities	(120,717)	(120,717)
	Total	£3,154,236	£3,154,236
		£3,154,236	£3,154,236

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2024 (continued)

11 Analysis of Movements on Funds:

	Opening Balance at 01-01-2024	Incoming Resources	Resources Expended	Transfers between funds	Closing Balance at 31-12-2024
	£	£	£	£	£
Unrestricted Funds					
General Fund	1,198,087	1,200,818	(1,147,620)	115,915	1,367,200
Fixed Assets Fund	1,956,149	-	-	(115,915)	1,840,234
Total Funds	£3,154,236	1,200,818	(1,147,620)	-	3,207,434

At 31 December 2009, a designated fund was set up by transfer from the general fund to provide for the maintenance of the Charity's tangible fixed assets.

12 Legal entity

Beth-Ezra Trust is a private company limited by guarantee, incorporated and registered in England, and not having a share capital. Each member has a liability not exceeding £1.

The address of the registered office and its place of business is:

Beth Ezra
52 Smitham Bottom Lane
Purley
Surrey
CR8 3DB

13 Trustees expenses and transactions with related parties

None of the Trustees were paid any remuneration or received any other benefits from an employment with the Charity or a related entity.

No expenses were paid to trustees during the year for reimbursement of business costs incurred on behalf of the charity (2023 - nil). There were no transactions with related parties.

Indemnity insurance at a cost of £1,648 (2023 - £1,614) was taken up during the year to protect the charity from loss arising from neglect or default of trustees and senior management and to indemnify trustees and senior management against the consequences of any neglect or default on their part. These costs are included in governance costs (see page 12).

14 Operating leases

The Charity has entered into a non-cancellable operating lease for telephone equipment. In the year to 31 December 2024, the Charity paid £4,428 in lease payments under this contract. The future minimum lease payments as at 31 December 2024 are as follows:

- Not later than one year: £4,428
- Later than one year and not later than five years: £12,177

BETH-EZRA TRUST

England & Wales - Charity number 326000

Accounts

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

Company Number 1600026 (England and Wales)
Charity No. 326000

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

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Notes to the Financial Statements	14-20

Legal & Administrative Information

Directors and Trustees:

T Dench
S Lambert
B R Morse-Glover
B E Neate (appointed 24/02/2024)
P Southgate (retired 25/02/2024)
C Tomkins (appointed 24/02/2024)
P H Verzhbitskaya
G Whiting
M Winfield (retired 25/02/2024)

Company Secretary

P H Verzhbitskaya

Treasurer

P H Verzhbitskaya

Home Manager

L Akeh

Registered Office:

52 Smitham Bottom Lane
Purley
Surrey
CR8 3DB

Company number

1600026

Charity number

326000

Main Bankers:

Barclays Bank Plc

Auditors:

Collards Chartered Accountants
5-9 Eden Street
Kingston-upon-Thames
Surrey KT1 1BQ

Solicitors:

Knights plc
Cedar House
78 Portsmouth Road
Cobham
Surrey KT11 1AN

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2023

The Trustees present their annual directors' report and the audited financial statements of the Charity for the year ended 31 December 2023 which are prepared to meet the requirements for a directors' report and accounts for Companies Act purposes. The Trustees confirm that the audited financial statements comply with the requirements of the Companies Act 2006, the Charities Act 2011, the Memorandum and Articles of Association, Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with Financial Reporting Standard 102, and Financial Reporting Standard 102.

Objectives of the Charity, principal activities and organisation of our work

The Charity is constituted as a company limited by guarantee and is therefore governed by its Memorandum and Articles of Association. The objectives of the Charity are to promote and provide care primarily for the elderly and infirm members of the Dawn Christadelphian Fellowship together with other persons if rooms are not filled. It does this through its principal activity, the running of Beth Ezra, a Care Home situated at 52 Smitham Bottom Lane, Purley, Surrey.

Our mission statement is: *"To provide a quality care home for Christadelphians and others in a Christian setting that supports the spiritual, mental and physical needs of the residents in pleasant, peaceful and secure surroundings"*.

The Charity strives to provide the highest quality of care within Beth-Ezra coupled with a loving and spiritual environment. Its policy is to exceed, wherever practicable, standards that are laid down by the relevant authorities for the running of care homes.

In undertaking its activities, the Trustees have paid due regard to the Charity Commission guidance on public benefit and are satisfied that the Charity confers a public benefit.

How our activities deliver public benefit

All of our charitable activities focus on providing care for the elderly and are undertaken to further our charitable aims for the public benefit. Our main activities and who we help are:

- The provision of residential care for Dawn Christadelphians and others in need by reason of age and poor health.
- The advancement of religion through its care home, Beth Ezra, which provides a haven where elderly members of the Dawn Christadelphian community can continue to benefit from being part of our Bible based community. Therefore, the home places great emphasis on providing regular spiritual activities such as daily Bible readings, Bible classes, hymn singing sessions and, most importantly, a service of worship each Sunday morning.

The beneficiaries

Beth Ezra's activities are mainly for the benefit of aged, infirm or sick members of the Dawn Christadelphian Fellowship. Dawn Christadelphians are active in promoting their beliefs in the hope that other men and women will be persuaded of the truth of the Gospel and thereby join our community. Therefore, although there are conditions of membership, these conditions are only based on a shared conviction of God's purpose in Jesus Christ, and not on any limitation imposed by geography, race, gender, or wealth.

All who qualify as members of the worldwide Dawn Christadelphian Fellowship and whose needs are assessed according to accepted Care Standards as being suitable for the care home are happily accepted as residents, subject to a suitable room being available. By providing a home for these members of the Dawn Christadelphian Fellowship, they are enabled to spend their final years together with like-minded members sharing the same religious beliefs and lifestyle. That so many members choose to come to Beth Ezra even if it is not the closest care home to where they have been living, nor necessarily close to family members, is indicative of the value that they place on this choice and the subsequent benefit they derive from it.

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2023

Beth Ezra provides benefits to other people if there are vacant rooms and if, at the time, there is no call on that vacancy from a Dawn Christadelphian. In such cases, the Trustees will consider making the room available to a person who is not a Dawn Christadelphian, but particular care is taken to ensure that the potential resident would be sympathetic to the faith-based ethos of the home.

Development, activities, achievements and financial review this year

Beth Ezra continues to provide excellent care in an environment that provides for the spiritual, the practical and the emotional, prioritising the needs of each resident and accommodating their wishes. Key in 2023, as in previous years, has been our programme of spiritual events including Sunday morning worship, led daily bible readings and the ability to connect to streamed events at Dawn Christadelphian ecclesias. Other regular activities include several craft sessions each week, seated dance classes and musical performances from professionals and amateurs. We were also able to hold two Cream Tea events, a highlight of the summer for residents, families and friends.

The labour market has remained tight and use of agency staff remains higher than ideal but this has continued to improve over the year and the home has a good base of dedicated staff. Once again, wage increases have been key and all staff received a bonus payment in December.

During the year, under God's good hand, we have provided residential care for a total of 20 permanent residents and 2 short-term stays. We have made a number of improvements to the home as detailed under the section headed "**Tangible fixed assets and impairment review**".

The Trust generated net income for the year of £32,577 (2022 net income £37,546). Ignoring bequests, donations, financial assistance and gains on investments, the operating deficit was £24,069 (2022 income of £65,863), which highlights the need to maintain a substantial cash reserve. Occupancy levels and subsequent financial performance can vary significantly year on year, and the Trustees have a reserves policy so that reserves can be maintained at a level sufficient to meet the challenges the Charity faces in the medium term. This reserves policy is reviewed annually to reflect the changing operating circumstances and general business climate.

The financial position at the end of the year is sound with cash balances of £518,080 (2022 £556,935) and net current assets of £1,198,087 (2022 £1,120,216).

We have updated our formal business plan that projects three years into the future. This provides an invaluable planning and budgeting tool and assists in maintaining appropriate financial controls. Beth-Ezra continues to be dependent on major bequests, and promotional activities continue to encourage the members of our community to remember the Charity both in regular donations and in their Will. The Trust continues to offer assistance to residents who have need to call upon state funding during their stay at Beth Ezra, and financial assistance in the sum of £10,903 was given in 2023 (2022 £10,982). The Trustees are grateful to those who have made donations to the funds during the year.

The Trustees are very aware of the need to maintain a high room utilisation, both to better fulfil our charitable purpose, but also to reduce operating losses to a manageable level. Occupancy is one of the criteria used to assess success and Beth Ezra achieved an average resident occupancy of 94% during 2023 and also 99% when room occupancy is used.

Our independent Quality Assurance Review which seeks the views about current service provision from residents, relatives, advocates and visitors was undertaken in September 2023. The results have been shared with stakeholders. The findings were very positive and improvement had been recognised in many areas compared to the 2022 survey. Residents and relatives appeared largely content with all extremely happy with the quality of care provided. Recommendations were made regarding a welcoming culture to all visitors, to continue to facilitate opportunities for management to communicate daily with residents, and to ensure relatives can easily access management when required. There were also suggestions on activities.

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2023

As in previous years, a separate staff survey was carried out and points for improvement have been actioned.

Remuneration of the management team is set by the Managing Trustees within the annual budget agreed by the Board of Trustees and is subject to annual review with reference to similar local positions in the care industry. We would like to warmly thank all who have helped in the management team and their staff for their loyalty and hard work and all those who have contributed in any way to this work for the Lord.

Future Developments

High inflation continued to be a challenge in 2023 with factors largely outside the control of the charity, and the fee increase in April 2023 reflected this. As inflation has stabilised in most sectors, it has been possible to keep the annual fee increase below 5% in April 2024.

The care sector in the UK continues to be challenged by the apparent contradiction between the cost of providing good care and complying with the requirements of the Care Quality Commission who regulate the industry and the limitations of state funding which has, in the past, fallen considerably short of the full cost of providing such care and is variably applied to residents in different care home environments. We continue to receive state funding for some residents and have been very blessed to have received support from other sources, personal and charitable, that partially covers the deficit where state funding is not at the level required to meet our costs.

Although the Trustees are conscious of the overruling hand of God, they are also very aware of the need for sound management practice and prudent financial controls. There are sufficient reserves for at least the next twelve months, assuming no significant legislative changes or amendments to state funding of care places, and the Home continues to operate on a sound financial footing. The Trustees are confident that Beth Ezra will continue to provide a high standard of care for its residents for the foreseeable future.

Tangible fixed assets and impairment review

The Trust owns four investment properties, one residential and three commercial. The rents from these generate revenue to subsidise charitable operations. The commercial properties are let on the open market while the residential property is situated next door to the Home and is offered first to those who would like to live close to the Home but are not yet ready to become residents there. If a tenant cannot be found who meets these criteria, it is let on the open market.

The residential property was let for 11 months of 2023. One of the tenancies of the commercial properties expired in November 2022 and was re-let in August 2023. Outstanding balances owed in relation to a second commercial property have been fully provided for at year end due to continued uncertainty as to their recoverability and negotiations are in progress to sign a new lease.

The Home is in good condition as a result of an ongoing programme of planned maintenance. The Trustees consider the fabric of the building to be sound.

Changes in tangible fixed assets during the year are as set out in Note 5 to the accounts on page 17. As part of managing the assets, the fixed asset register and depreciation policy has been reviewed in the year. A programme of on-going refurbishment and equipment replacements has been prepared which includes the replacement of a number of equipment items as they reach the end of their service life. Capital expenditure on buildings in 2023 was £71,220 and on fixtures and fittings, £11,805. The main additions were:

- Air conditioning in the resident lounge, the kitchen and the main office
- Complete refurbishment of bathrooms on ground and 1st floors
- Upgraded CCTV system
- Electronic clocking in system

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2023

Investment policy and returns

Under its Articles of Association, Beth-Ezra Trust has the power to make any investment which the Trustees see fit subject to any restrictions imposed by Law. These include diversified investment funds, bank deposits, bonds and investment property. The diversified investment funds do not exceed 20% of the total investment portfolio. The Trustees have also taken steps to reduce the risk of financial losses by spreading their cash reserves over a number of financial institutions.

Reserves

The Trustees have agreed a reserves policy that requires sufficient reserves to be maintained to cover at least two years budgeted operating deficit, being our financial performance ignoring any income from donations and bequests. This policy has been adopted because the Charity's finances are largely dependent on bequests, and these cannot be anticipated or relied upon. Based on our Business Plan, the total budgeted operating deficit, excluding net investment income, in our General Fund for the next two years is £76,070, and the General Fund at the end of 2023 was £1,198,087.

At 31 December 2009, a designated fund was set up by transfer from the general fund to provide for the maintenance of the Charity's tangible fixed assets. This Fixed Assets Fund at the end of 2023 was £1,956,147 (2022 £2,001,443).

Consequently, the Trustees believe that the present levels of the reserves are adequate to support the continuation of the Care Home for the medium term. They therefore consider the financial position of the Charity to be satisfactory and that the going concern basis of accounting is appropriate.

Directors and Trustees

All directors of the company are also Trustees of the Charity and there are no other Trustees. The Trustees meet quarterly, but also interact regularly between meetings by telephone and via e-mail exchanges (for example, through circulation of minutes from the Managing Trustee meetings). The Trustees delegate the day to day running of the home to the Home Manager and the Business Manager. The Trustees appointed by the Board as Managing Trustees are there to work closely with the management team and to act as a more effective and dynamic conduit between the management team and the main Board of Trustees. The Managing Trustees have delegated powers within which they must operate and report regularly to the board of Trustees and the Trust's officers. During 2023, the Managing Trustees were T Dench, P Verzhbitskaya and G Whiting with T Dench stepping up in August.

The Trustees served throughout the year except as noted on page 2. The board of Trustees has the power to appoint additional Trustees as it considers fit. New Trustees are selected by existing Trustees to serve until the following AGM and, if re-appointed by the members, can serve until age 75 subject to the rules relating to rotation in accordance with clause 33 of the Articles of Association. On reaching 75 years, Trustees can be re-appointed on an annual basis. The Trustees identify the available skills and experience relating to the key areas of the Trust's activities. This is particularly important when we seek to appoint new Trustees, as it helps to maintain the appropriate mix of skills and experience.

A comprehensive induction pack is available to acquaint new Trustees with the Charity's policy and practice, its activities, management and governance and also what is expected of them under charity law, with particular reference to Charity Commission guidance publications.

Risk management

The Trustees actively review the major risks which the Charity faces with a comprehensive annual review at the September Board meeting and an update in February or May, and appropriate action is taken to mitigate each risk to an acceptable level. The Trustees recognise their responsibility to identify any new and emerging risks, and a Trustee is tasked with maintaining a formal risk register.

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2023

The principle risks and strategies for mitigation are:

- 1) **Pandemics:** from March 2020 through to March 2022, the care home sector experienced unprecedented disruption due to government and local council mandates on how homes were run, staff isolating, and rapid cost increases due to disruptions in supply chains worldwide. While the home cannot prevent future pandemics, it is in a stronger position now to manage the impact having undertaken a review of lessons learned during this period. It highlights again the need to maintain good reserve levels to ensure that funds are available to cope with higher than expected inflation and with the need to use agency staff.
- 2) **Demographic distribution of potential beneficiaries:** the charity operates one home in Purley, Surrey, and there are Dawn Christadelphian ecclesias throughout the United Kingdom, some members of which may live a considerable distance away. The charity recognises that not all potential care home residents may wish to use Beth Ezra due to distance or for family reasons, and conducts regular surveys of Dawn Christadelphian ecclesias to understand likely future needs and review the optimal location of a care home to serve the community. The Trustees have also established informal links with a similar organisation with care homes in other parts of the United Kingdom.
- 3) **Energy costs and supply vulnerability:** solar panels were fitted in 2022 with a small battery back up to allow excess generation to be captured for use in the home. Fixed rate contracts are sought where possible and where prices are considered reasonable taking forward rates into consideration.
- 4) **Deficit in income where fees are partially covered by the state:** the process of setting fees starts with a thorough annual budgeting process which looks forward three years. On admission, all new residents are asked to complete a financial form which indicates how long they can self-fund under the current system before seeking state assistance. For all partially state funded residents, management engage in robust negotiations with local authorities to ensure the best possible outcomes.

Trustees' responsibilities in relation to the financial statements

The Trustees are required by company law to prepare financial statements for each financial year which give a true and fair view of the financial activities of the Charity and of its financial position at the end of that year. In preparing those financial statements the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- prepare financial statements on the ongoing concern basis unless it is inappropriate to assume that the Charity will continue in operation;
- observe the methods and principles in the charity SORP; and
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the relevant Companies and Charities Acts (see note 1 in the notes to the Accounts). 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.

The Trustees can provide assurance that;

- The charitable company is operating efficiently and effectively;
- The assets are safeguarded against unauthorised use or disposition;
- Proper records are maintained and financial information used within the trust or for publication is reliable;
- The charitable company complies with its Memorandum and Articles of Association; and
- The charitable company has actively pursued all of its objectives and policies throughout the year.

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2023

Statement of disclosure of information to auditors

The Trustees who held office at the date of approval of this annual report confirm that:

- so far as they are aware there is no relevant audit information, information needed by the charitable company's auditors in connection with preparing their report, of which the charitable company's auditors are unaware; and
- they have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish the charitable company's auditors are aware of that information.

Auditors

A resolution proposing that Collards Chartered Accountants be re-appointed as auditors will be put to the members at the Annual General Meeting.

Approval

This report was prepared having taken advantage of the small companies' exemption in the Companies Act 2006 and was approved by the Trustees on 11 May 2024 and signed on their behalf by:

Simon Lambert
Director/Trustee

Date: 11 May 2024

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF BETH-EZRA TRUST

We have audited the financial statements of Beth-Ezra Trust (the 'charitable company') for the year ended 31 December 2023 which comprise the Statement of Financial Activities, the Balance Sheet, and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2023, and of its 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; and
- 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 charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company'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 other information comprises the information included in the trustees annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. 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. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF BETH-EZRA TRUST

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 (incorporating the directors' report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' 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 charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 and Charities Act 2011 require 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 directors' 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' exemption in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of Trustees

As explained more fully in the trustees' responsibilities statement set out on page 7, the trustees (who are also the directors of the charitable company 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 charitable company's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

The trustees have elected for the financial statements to be audited in accordance with the Charities Act 2011 rather than the Companies Act 2006. Accordingly, we have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

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 auditor's report.

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF BETH-EZRA TRUST

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

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.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with section 144 of the Charities Act 2011 and the regulations made under section 154 of that act. Our audit work has been undertaken so that we might state to the charitable company'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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Andrew Harker
Partner

For and on behalf of Collards Chartered Accountants
5-9 Eden Street
Kingston-upon-Thames
Surrey
KT1 1BQ

Date: 11 May 2024

BETH-EZRA TRUST
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023
SUMMARY INCOME AND EXPENDITURE ACCOUNT

	Notes	Total Funds 2023 £	Total Fund 2022 £
INCOME FROM:			
Donations and legacies	2	20,437	19,792
Charitable activities:			
Residents' fees		1,034,170	1,045,953
Miscellaneous income		3,179	475
Grants		-	10,625
Investment income:			
Interest		24,147	8,474
Rent		39,115	64,129
Gross income in the reporting period		1,121,048	1,149,448
EXPENDITURE ON:			
Raising funds:			
Investment management costs		27,073	11,363
Charitable activities:			
Property expenses		117,120	86,175
Staff costs	4	786,224	793,686
Food and consumables		60,890	57,903
Other running costs		57,906	54,255
Depreciation	5	44,764	42,679
Assistance given to residents		10,903	10,982
		1,104,880	1,057,043
Other:			
Governance costs		6,556	9,258
Total expenditure in the reporting period		1,111,436	1,066,301
Net income before gains on investments		9,612	83,147
Net gains/(losses) on investments	6	22,965	(45,601)
Net income/(expenditure) for the financial year	3	32,577	37,546
Total funds brought forward		3,121,659	3,084,113
Total funds carried forward		3,154,236	3,121,659

All of the income relates to continuing activities of the Charity. The Charity has no recognised gains or losses other than those reported above.

All funds are unrestricted.

The notes on pages 14 to 20 form part of these financial statements.

**BETH-EZRA TRUST
BALANCE SHEET
AS AT 31 DECEMBER 2023**

	Notes	2023 £	2022 £
Fixed Assets			
Tangible Assets	5	820,376	782,168
Investments	6	1,135,773	1,219,275
		1,956,149	2,001,443
Current Assets			
Debtors	8	41,164	53,241
Investments	6	759,560	649,044
Cash at bank and in hand		518,080	556,935
		1,318,804	1,259,220
Liabilities			
Creditors: Amounts falling due within one year	9	120,717	139,004
		1,198,087	1,120,216
Net current assets			
		3,154,236	3,121,659
Total assets less current liabilities	10	3,154,236	3,121,659
The Funds of the Charity			
Unrestricted Funds:		3,154,236	3,121,659
TOTAL CHARITY FUNDS	11	3,154,236	3,121,659

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

For the year ending 31 December 2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies but as this company is a charity, it is subject to audit under the Charities Act 2011.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

Approved by the trustees on 11 May 2024 and signed on their behalf by:

Simon Lambert
Director/Trustee

Company number 1600026 (England and Wales)

The notes on pages 14 to 20 form part of these financial statements.

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

1.1 Basis of preparation and going concern

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with Financial Reporting Standard 102 ("FRS 102"), Financial Reporting Standard 102 (effective 1 January 2015) and the Companies Act 2006. Beth-Ezra Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historic cost or transaction value unless otherwise stated in the relevant accounting policy note(s). All amounts in the financial statements have been rounded to the nearest pound sterling.

The charity holds sufficient funds to secure its immediate future for the next year, and on this basis, the assessment of the trustees is that the charity is a going concern.

The charity has not prepared a statement of cash flows and is in compliance with FRS 102 1A Bulletin 1.

1.2 Income recognition policies

Items of income are recognised and included in the accounts when all of the following criteria are met:

- The charity has entitlement to the funds;
- any performance conditions attached to the item(s) of income have been met or are fully within the control of the charity;
- there is sufficient certainty that receipt of the income is considered probable; and
- the amount can be measured reliably.

For legacies, entitlement is taken as the earlier of:

- the date on which the charity is aware that probate has been granted;
- the estate has been finalised and notification has been made by the executor(s) to the charity that a distribution will be made; or
- when a distribution is received from the estate.

Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the charity or the charity is aware of the granting of probate and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Residents' fees received in advance of the provision of the service are deferred until the criteria for income recognition is met.

Government grants are recognised when there is reasonable assurance that the charity will comply with the conditions attaching to the grant and the grant will be received.

Gifts in kind are accounted for when received by the Charity.

1.3 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity. This is normally upon notification of the interest paid or payable by the Bank.

1.4 Fund accounting

The general fund comprises income that is available to meet the general objectives of the Charity. The fixed assets fund is a designated fund for the maintenance of the Charity's tangible fixed assets. Details of the movements on each of these funds are set out in note 11.

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies (continued)

1.5 Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Expenditure on charitable activities includes the direct costs of running the residential care home, Beth Ezra, which is undertaken to further the purposes of the charity and associated support costs.
- Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity such as preparing and auditing statutory accounts and trustees' expenses.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

1.6 Operating leases

Rentals payable under operating leases are charged to the profit and loss account on a straight line basis over the period of the lease.

1.7 Fixed Assets: Tangible Assets

Individual fixed assets costing £500 or more are capitalised at cost and are depreciated over their estimated useful economic lives on a straight line basis as follows:

Additions to freehold and leasehold buildings	5-10%
Fixtures and equipment	10%-25%
Soft furnishings	20%

No depreciation has been charged on the original cost of freehold and leasehold land and buildings as it is the trust's policy to maintain its properties in a state of good repair and such expenditure is charged to the income and expenditure account in the period in which it is incurred. However, additions to buildings which are considered to have a finite useful life are depreciated at 5-10% on cost.

1.8 Fixed Assets: Investments

The charity holds one leasehold and three freehold properties which are valued annually: every fifth year by a professional valuer and in the intervening years by the Board with reference to current local markets.

Investments also include bonds with remaining maturity longer than one year. These are valued at transaction price including any transaction costs.

1.9 Current Assets: Investments

Investments held within Current Assets comprise:

- i) Bonds with remaining maturity between three months and one year. These are valued at transaction price including any transaction costs.
- ii) Accounts with notice periods of between three months and one year.
- iii) Listed Investments which are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value at the balance sheet date using the closing quoted market price. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading "Net gains/(losses) on investments" in the statement of financial activities. The charity does not acquire put options, derivatives or complex financial instruments.

1.10 Debtors

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

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2023 (continued)

1 Accounting policies (continued)

1.11 Cash at bank and in hand

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

1.12 Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

2 Income from donations and legacies

	2023	2022
	£	£
Donations:		
Gifts	19,937	18,652
Legacies	500	1,140
	£20,437	£19,792

3 Net incoming resources

	2023	2022
	£	£
This is stated after charging:		
Depreciation of tangible fixed assets owned by the Charity	44,764	42,679
Auditors' remuneration – audit	4,942	7,800

4 Employee information

The average number of staff employed during the year was 32 (2022: 31). Most of these were involved in the care of residents. Third party agencies are used to supply staff where necessary to supplement existing employees. These agency costs amounted to £48,342 in the year (2022: £69,773).

	2023	2022
	£	£
Staff costs for the year		
Wages and salaries	672,585	658,164
Social security costs	51,656	53,592
Employer's contribution to defined contribution pension scheme	13,642	12,157
Agency staff	48,341	69,773
	£786,224	£793,686

The management team received employee benefits of £2,260 (2022: £2,614) comprising employer pension benefits during the year. No employee received remuneration of more than £60,000.

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2023 (continued)

5 Fixed Assets: Tangible Assets

	Freehold Property	Fixtures and Equipment	Total
	£	£	£
Cost			
As at 1 January 2023	827,263	268,258	1,095,521
Additions	71,220	12,477	83,697
Disposals	(15,490)	(44,722)	(60,212)
As at 31 December 2023	<u>£882,993</u>	<u>£236,013</u>	<u>£1,119,006</u>
Accumulated depreciation			
As at 1 January 2023	122,899	190,454	313,353
Depreciation on disposals	(14,785)	(44,702)	(59,487)
Charge for the year	15,568	29,196	44,764
As at 31 December 2023	<u>£123,682</u>	<u>£174,948</u>	<u>£298,630</u>
Net book value			
As at 31 December 2023	<u>£759,311</u>	<u>£61,065</u>	<u>£820,376</u>
As at 31 December 2022	<u>£704,364</u>	<u>£77,804</u>	<u>£782,168</u>

Freehold property includes an amount of £534,200 (2022: £534,200) on which no depreciation has been charged (see note 1.7). The trustees consider that the properties are in good condition and the net realisable value is higher than the book value. A formal valuation has not been obtained, as in the opinion of the trustees, the cost of a professional valuation would outweigh the benefit to the users of the accounts and a valid comparison with other properties cannot be made. All fixed assets are used for charitable purposes.

6 Investments

Fixed Assets: Investments	2023	2022
	£	£
Property	1,043,126	1,043,126
Bonds	92,647	176,149
	<u>£1,135,773</u>	<u>£1,219,275</u>
Property: valuation	2023	2022
	£	£
As at 1 January	1,043,126	1,041,226
Change in valuation	-	1,900
As at 31 December	<u>£1,043,126</u>	<u>£1,043,126</u>

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2023 (continued)

6 Investments (continued)

Fixed Asset Investments: Property comprises one leasehold and three freehold properties which are let on a commercial basis. All leasehold properties were professionally valued for the year end with the change in valuation taken through the Fixed Asset Fund.

Current Assets: Investments	2023	2022
	£	£
Listed investments	425,440	402,815
Accounts due between 3 and 12 months	78,270	76,229
Bonds	255,850	170,000
	<u>£759,560</u>	<u>£649,044</u>

Listed investments	2023	2022
	£	£
Fair value at 1 January	402,815	448,873
Additions at cost	356,990	18,425
Disposal proceeds	(357,330)	(15,004)
Net gain on change in fair value	22,965	(49,479)
As at 31 December	<u>£425,440</u>	<u>£402,815</u>
Historic cost	<u>£383,364</u>	<u>£412,559</u>

Current Assets: Investments: Bonds comprises three bonds with an original maturity of one year.

7 Capital commitments

There were no capital commitments at the end of 2023 (2022 - nil).

8 Debtors	2023	2022
	£	£
Due within one year:		
Prepayments and other debtors	23,457	24,255
Residents' fees	10,953	23,287
Income tax recoverable	272	257
Rents receivable	6,482	5,442
	<u>£41,164</u>	<u>£53,241</u>

Rent receivable relates to accrued income from leasehold properties.

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2023 (continued)

9	Creditors	2023	2022
		£	£
	Amounts falling due within one year:		
	Trade creditors	16,606	10,263
	Residents fees paid in advance	9,558	1,817
	Taxation and social security	20,779	24,571
	Accrued expenses	57,392	61,816
	Sundry creditors	-	29,572
	Deferred income	707	165
	Property rental deposits	15,675	10,800
		£120,717	£139,004

10	Analysis of Net Assets Between Funds:	Unrestricted Reserves 2023	Total Funds 2023
		£	£
	Fixed Assets	1,956,149	1,956,149
	Current assets	1,318,804	1,318,804
	Current liabilities	(120,717)	(120,717)
	Total	£3,154,236	£3,154,236
		2022	2022
		£	£
	Fixed Assets	2,001,443	2,001,443
	Current assets	1,259,220	1,259,220
	Current liabilities	(139,004)	(139,004)
	Total	£3,121,659	£3,121,659

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2023 (continued)

11 Analysis of Movements on Funds:

	Opening Balance at 01-01-2023	Incoming Resources	Resources Expended	Transfers between funds	Closing Balance at 31-12-2023
	£	£	£	£	£
Unrestricted Funds					
General Fund	1,120,216	1,144,013	(1,111,436)	45,294	1,198,087
Fixed Assets Fund	2,001,443	-	-	(45,294)	1,956,149
Total Funds	£3,121,659	1,144,013	(1,111,436)	-	3,154,236

At 31 December 2009, a designated fund was set up by transfer from the general fund to provide for the maintenance of the Charity's tangible fixed assets.

12 Legal entity

Beth-Ezra Trust is a private company limited by guarantee, incorporated and registered in England, and not having a share capital. Each member has a liability not exceeding £1.

The address of the registered office and its place of business is:

Beth Ezra
52 Smitham Bottom Lane
Purley
Surrey
CR8 3DB

13 Trustees expenses and transactions with related parties

None of the Trustees were paid any remuneration or received any other benefits from an employment with the Charity or a related entity.

No expenses were paid to trustees during the year for reimbursement of business costs incurred on behalf of the charity (2022 - nil). There were no transactions with related parties.

Indemnity insurance at a cost of £1,614 (2022 - £1,458) was taken up during the year to protect the charity from loss arising from neglect or default of trustees and senior management and to indemnify trustees and senior management against the consequences of any neglect or default on their part. These costs are included in governance costs (see page 12).

14 Operating leases

The Charity has entered into a non-cancellable operating lease for telephone equipment. In the year to 31 December 2023, the Charity paid £4,428 in lease payments under this contract. The future minimum lease payments as at 31 December 2023 are as follows:

- Not later than one year: £4,428
- Later than one year and not later than five years: £16,605

BETH-EZRA TRUST

England & Wales - Charity number 326000

Accounts

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

Company Number 1600026 (England and Wales)
Charity No. 326000

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

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Balance Sheet	13
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 Legal & Administrative Information	
Directors and Trustees:	E Coverley (retired 20/10/2022) T Dench E Kpeglo (retired 19/11/2022) S Lambert B R Morse-Glover (appointed 14/05/2022) P Southgate P H Verzhbitskaya A M Wharton (retired 14/05/2022) G Whiting M Winfield
Company Secretary	P H Verzhbitskaya
Treasurer	P H Verzhbitskaya
Home Manager	L Akeh
Registered Office:	52 Smitham Bottom Lane Purley Surrey CR8 3DB
Company number	1600026
Charity number	326000
Main Bankers:	Barclays Bank Plc
Auditors:	Cadence Accounting Limited Chartered Accountants & Registered Auditors Suite 3, 157 Station Road Oxted Surrey RH8 0QE
Solicitors:	Knights plc Cedar House 78 Portsmouth Road Cobham Surrey KT11 1AN

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2022

The Trustees present their annual directors' report and the audited financial statements of the Charity for the year ended 31 December 2022 which are prepared to meet the requirements for a directors' report and accounts for Companies Act purposes. The Trustees confirm that the audited financial statements comply with the requirements of the Companies Act 2006, the Charities Act 2011, the Memorandum and Articles of Association, Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with Financial Reporting Standard 102, and Financial Reporting Standard 102.

Objectives of the Charity, principal activities and organisation of our work

The Charity is constituted as a company limited by guarantee and is therefore governed by its Memorandum and Articles of Association. The objectives of the Charity are to promote and provide care primarily for the elderly and infirm members of the Dawn Christadelphian Fellowship together with other persons if rooms are not filled. It does this through its principal activity, the running of Beth Ezra, a Care Home situated at 52 Smitham Bottom Lane, Purley, Surrey.

Our mission statement is: *"To provide a quality care home for Christadelphians and others in a Christian setting that supports the spiritual, mental and physical needs of the residents in pleasant, peaceful and secure surroundings"*.

The Charity strives to provide the highest quality of care within Beth-Ezra coupled with a loving and spiritual environment. Its policy is to exceed, wherever practicable, standards that are laid down by the relevant authorities for the running of care homes.

In undertaking its activities, the Trustees have paid due regard to the Charity Commission guidance on public benefit and are satisfied that the Charity confers a public benefit.

How our activities deliver public benefit

All of our charitable activities focus on providing care for the elderly and are undertaken to further our charitable aims for the public benefit. Our main activities and who we help are:

- The provision of residential care for Dawn Christadelphians and others in need by reason of age and poor health.
- The advancement of religion through its care home, Beth Ezra, which provides a haven where elderly members of the Dawn Christadelphian community can continue to benefit from being part of our Bible based community. Therefore, the home places great emphasis on providing regular spiritual activities such as daily Bible readings, Bible classes, hymn singing sessions and, most importantly, a service of worship each Sunday morning.

The beneficiaries

Beth Ezra's activities are mainly for the benefit of aged, infirm or sick members of the Dawn Christadelphian Fellowship. Dawn Christadelphians are active in promoting their beliefs in the hope that other men and women will be persuaded of the truth of the Gospel and thereby join our community. Therefore, although there are conditions of membership, these conditions are only based on a shared conviction of God's purpose in Jesus Christ, and not on any limitation imposed by geography, race, gender, or wealth.

All who qualify as members of the worldwide Dawn Christadelphian Fellowship and whose needs are assessed according to accepted Care Standards as being suitable for the care home are happily accepted as residents, subject to a suitable room being available. By providing a home for these members of the Dawn Christadelphian Fellowship, they are enabled to spend their final years together with like-minded members sharing the same religious beliefs and lifestyle. That so many members choose to come to Beth Ezra even if it is not the closest care home to where they have been living, nor necessarily close to family members, is indicative of the value that they place on this choice and the subsequent benefit they derive from it.

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Beth Ezra provides benefits to other people if there are vacant rooms and if, at the time, there is no call on that vacancy from a Dawn Christadelphian. In such cases, the Trustees will consider making the room available to a person who is not a Dawn Christadelphian, but particular care is taken to ensure that the potential resident would be sympathetic to the faith-based ethos of the home.

Development, activities, achievements and financial review this year

Rules associated with Covid-19 have been progressively eased and then removed in 2022 which has enabled a return to a new, post Covid normality. We have been able to continue to welcome visitors back into the home and have also run events during the year open to family and friends, including a Garden Party, a Victorian Christmas event, and singing mornings.

The labour market has remained tight and use of agency staff has been higher than ideal but this has improved over the year and the home now has a good base of dedicated staff. Once again, wage increases have been key and the Board also approved a Cost of Living payment for all staff at the year end.

During the year, under God's good hand, we have provided residential care for a total of 23 permanent residents and 2 short-term stays. We have made a number of improvements to the home as detailed under the section headed "**Tangible fixed assets and impairment review**".

The Trust generated net income for the year of £37,546 (2021 net deficit £176,400). Ignoring bequests, donations, financial assistance and gains on investments, the operating income was £65,863 (2021 deficit of £288,749), which highlights the need to maintain a substantial cash reserve. Occupancy levels and subsequent financial performance can vary significantly year on year, and the Trustees have a reserves policy so that reserves can be maintained at a level sufficient to meet the challenges the Charity faces in the medium term. This reserves policy is reviewed annually to reflect the changing operating circumstances and general business climate.

The financial position at the end of the year is sound with cash balances of £556,935 (2021 £599,776) and net current assets of £1,120,216 (2021 £1,307,339).

We have updated our formal business plan that projects three years into the future. This provides an invaluable planning and budgeting tool and assists in maintaining appropriate financial controls. Beth-Ezra continues to be dependent on major bequests, and promotional activities continue to encourage the members of our community to remember the Charity both in regular donations and in their Will. The Trust continues to offer assistance to residents who have need to call upon state funding during their stay at Beth Ezra, and financial assistance in the sum of £10,982 was given in 2022 (2021 £23,477). The Trustees are grateful to those who have made donations to the funds during the year.

The Trustees are very aware of the need to maintain a high room utilisation, both to better fulfil our charitable purpose, but also to reduce operating losses to a manageable level. Occupancy is one of the criteria used to assess success and Beth Ezra achieved an average resident occupancy of 98% during 2022 and also 98% when room occupancy is used.

Our independent Quality Assurance Review which seeks the views about current service provision from residents, relatives, advocates and visitors had been deferred due to the pandemic was undertaken in 2022. The results have been shared with stakeholders and a copy placed on the charity's website. The findings were very positive in regards to questions asked of the environment and the services provided, particularly regarding the care provided and the personalisation of services. The management team have been tasked to action improvements in the areas of communication and responsiveness, as well as interaction with residents.

A separate staff survey was carried out and points for improvement have been actioned.

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Remuneration of the management team is set by the Managing Trustees within the annual budget agreed by the Board of Trustees and is subject to annual review with reference to similar local positions in the care industry. We would like to warmly thank all who have helped in the management team and their staff for their loyalty and hard work and all those who have contributed in any way to this work for the Lord.

Future Developments

In April 2022, it was necessary to significantly increase fees to keep pace with price rises in the UK as they affect care homes. High inflation continues to be a challenge in 2022 and 2023 with factors largely outside the control of the charity, and the fee increase in April 2023 reflects this.

The care sector in the UK continues to be challenged by the apparent contradiction between the cost of providing good care and complying with the requirements of the Care Quality Commission who regulate the industry and the limitations of state funding which has, in the past, fallen considerably short of the full cost of providing such care and is variably applied to residents in different care home environments. We continue to receive state funding for some residents, although we have been pleased to note through 2022 that the gap between the cost of care and funding received has reduced.

Although the Trustees are conscious of the overruling hand of God, they are also very aware of the need for sound management practice and prudent financial controls. There are sufficient reserves for at least the next twelve months, assuming no significant legislative changes or amendments to state funding of care places, and the Home continues to operate on a sound financial footing. The Trustees are confident that Beth Ezra will continue to provide a high standard of care for its residents for the foreseeable future.

Tangible fixed assets and impairment review

The Trust owns four investment properties, one residential and three commercial. The rents from these generate revenue to subsidise charitable operations. The commercial properties are let on the open market while the residential property is situated next door to the Home and is offered first to those who would like to live close to the Home but are not yet ready to become residents there. If a tenant cannot be found who meets these criteria, it is let on the open market.

The residential property was let for 10 months of 2022, and one of the tenancies of the commercial properties expired in November 2022 [and has now been re-let].

The Home is in good condition as a result of an ongoing programme of planned maintenance. The Trustees consider the fabric of the building to be sound.

Changes in tangible fixed assets during the year are as set out in Note 5 to the accounts on page 17. As part of managing the assets, the fixed asset register and depreciation policy has been reviewed in the year. A programme of on-going refurbishment and equipment replacements has been prepared which includes the replacement of a number of equipment items as they reach the end of their service life. Capital expenditure on buildings in 2022 was £65,104 and on fixtures and fittings, £24,212. The main additions were:

- Replacement fire alarm system
- Solar panels and battery back up
- Replacement call bell and paging system
- Three new gas boilers
- Replacement dishwasher

Investment policy and returns

Under its Articles of Association, Beth-Ezra Trust has the power to make any investment which the Trustees see fit subject to any restrictions imposed by Law. These include diversified investment funds, bank deposits, bonds and investment property. The diversified investment funds do not exceed 20% of the total investment portfolio. The Trustees have also taken steps to reduce the risk of financial losses by spreading their cash reserves over a number of financial institutions.

BETH-EZRA TRUST
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FOR THE YEAR ENDED 31 DECEMBER 2022

Reserves

The Trustees have agreed a reserves policy that requires sufficient reserves to be maintained to cover at least two years budgeted operating deficit, being our financial performance ignoring any income from donations and bequests. This policy has been adopted because the Charity's finances are largely dependent on bequests, and these cannot be anticipated or relied upon. Based on our Business Plan, the total budgeted operating deficit, excluding net investment income, in our General Fund for the next two years is £48,509, and the General Fund at the end of 2022 was £1,120,216.

At 31 December 2009, a designated fund was set up by transfer from the general fund to provide for the maintenance of the Charity's tangible fixed assets. This Fixed Assets Fund at the end of 2022 was £2,001,443 (2021 £1,776,774).

Consequently, the Trustees believe that the present levels of the reserves are adequate to support the continuation of the Care Home for the medium term. They therefore consider the financial position of the Charity to be satisfactory and that the going concern basis of accounting is appropriate.

Directors and Trustees

All directors of the company are also Trustees of the Charity and there are no other Trustees. The Trustees meet quarterly, but also interact regularly between meetings by telephone and via e-mail exchanges (for example, through circulation of minutes from the Managing Trustee meetings). The Trustees delegate the day to day running of the home to the Home Manager and the Business Manager. The Trustees appointed by the Board as Managing Trustees are there to work closely with the management team and to act as a more effective and dynamic conduit between the management team and the main Board of Trustees. The Managing Trustees have delegated powers within which they must operate and report regularly to the board of Trustees and the Trust's officers. During 2022, the Managing Trustees were E Kpeglo, P Verzhbitskaya and G Whiting with P Verzhbitskaya stepping up on 14 May 2022 and E Kpeglo stepping down on 19 November 2022.

The Trustees served throughout the year except as noted on page 2. The board of Trustees has the power to appoint additional Trustees as it considers fit. New Trustees are selected by existing Trustees to serve until the following AGM and, if re-appointed by the members, can serve until age 75 subject to the rules relating to rotation in accordance with clause 33 of the Articles of Association. On reaching 75 years, Trustees can be re-appointed on an annual basis. The Trustees identify the available skills and experience relating to the key areas of the Trust's activities. This is particularly important when we seek to appoint new Trustees, as it helps to maintain the appropriate mix of skills and experience.

A comprehensive induction pack is available to acquaint new Trustees with the Charity's policy and practice, its activities, management and governance and also what is expected of them under charity law, with particular reference to Charity Commission guidance publications.

Risk management

The Trustees actively review the major risks which the Charity faces with a comprehensive annual review at the September Board meeting and an update in February or May, and appropriate action is taken to mitigate each risk to an acceptable level. The Trustees recognise their responsibility to identify any new and emerging risks, and a Trustee is tasked with maintaining a formal risk register.

The principle risks and strategies for mitigation are:

- 1) Loss of key management: from the experience of the past three years, recruiting and retaining excellent managers is essential for the smooth running of the Home. The sector continues to experience more staff movement than has been expected in the past as job opportunities for those staying in the sector have increased. The Trustees can respond swiftly to any change in management, have retained links to two interim managers who can assist at short notice and continue to encourage staff to challenge themselves with qualifications that would enable them to step up if needed.

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- 2) Pandemics: from March 2020 through to March 2022, the care home sector experienced unprecedented disruption due to government and local council mandates on how homes were run, staff isolating, and rapid cost increases due to disruptions in supply chains worldwide. While the home cannot prevent future pandemics, it is in a stronger position now to manage the impact having undertaken a review of lessons learned during this period. It highlights again the need to maintain good reserve levels to ensure that funds are available to cope with higher than expected inflation and with the need to use agency staff.
- 3) Energy costs and supply vulnerability: solar panels were fitted during the year with a small battery back up to allow excess generation to be captured for use in the home. Fixed rate contracts are sought where possible and where prices are considered reasonable taking forward rates into consideration.
- 4) Demographic distribution of potential beneficiaries: the charity operates one home in Purley, Surrey, and there are Dawn Christadelphian ecclesias throughout the United Kingdom, some of whom may live a considerable distance away. The charity recognises that not all potential care home residents may wish to use Beth Ezra due to distance or for family reasons, and conducts regular surveys of Dawn Christadelphian ecclesias to understand likely future needs and review the optimal location of a care home to serve the community. The Trustees have also established informal links with a similar organisation with care homes in other parts of the United Kingdom.

Trustees' responsibilities in relation to the financial statements

The Trustees are required by company law to prepare financial statements for each financial year which give a true and fair view of the financial activities of the Charity and of its financial position at the end of that year. In preparing those financial statements the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- prepare financial statements on the ongoing concern basis unless it is inappropriate to assume that the Charity will continue in operation;
- observe the methods and principles in the charity SORP; and
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the relevant Companies and Charities Acts (see note 1 in the notes to the Accounts). 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.

The Trustees can provide assurance that;

- The charitable company is operating efficiently and effectively;
- The assets are safeguarded against unauthorised use or disposition;
- Proper records are maintained and financial information used within the trust or for publication is reliable;
- The charitable company complies with its Memorandum and Articles of Association; and
- The charitable company has actively pursued all of its objectives and policies throughout the year.

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2022

Statement of disclosure of information to auditors

The Trustees who held office at the date of approval of this annual report confirm that:

- so far as they are aware there is no relevant audit information, information needed by the charitable company's auditors in connection with preparing their report, of which the charitable company's auditors are unaware; and
- they have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish the charitable company's auditors are aware of that information.

Auditors

A resolution proposing that Cadence Accounting Limited be re-appointed as auditors will be put to the members at the Annual General Meeting.

Approval

This report was prepared having taken advantage of the small companies' exemption in the Companies Act 2006 and was approved by the Trustees on 13 May 2023 and signed on their behalf by:

Simon Lambert
Director/Trustee

Date: 13 May 2023

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF BETH-EZRA TRUST

We have audited the financial statements of Beth-Ezra Trust (the 'charitable company') for the year ended 31 December 2022 which comprise the Statement of Financial Activities, the Balance Sheet, and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2022, and of its 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; and
- 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 charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company'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 other information comprises the information included in the trustees annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. 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. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF BETH-EZRA TRUST

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 (incorporating the directors' report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' 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 charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 and Charities Act 2011 require 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 directors' 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' exemption in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of Trustees

As explained more fully in the trustees' responsibilities statement set out on page 7, the trustees (who are also the directors of the charitable company 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 charitable company's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

The trustees have elected for the financial statements to be audited in accordance with the Charities Act 2011 rather than the Companies Act 2006. Accordingly, we have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

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 auditor's report.

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF BETH-EZRA TRUST

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

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.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with section 144 of the Charities Act 2011 and the regulations made under section 154 of that act. Our audit work has been undertaken so that we might state to the charitable company'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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Ryan Evans
(Senior Statutory Auditor)

For and on behalf of Cadence Accounting Limited
Chartered Accountants and Registered Auditors
Suite 3, 157 Station Road
Oxted
Surrey
RH8 0QE

Date: 13 May 2023

BETH-EZRA TRUST
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022
SUMMARY INCOME AND EXPENDITURE ACCOUNT

	Notes	Total Funds 2022 £	Total Fund 2021 £
INCOME FROM:			
Donations and legacies	2	19,792	89,773
Charitable activities:			
Residents' fees		1,045,953	740,368
Miscellaneous income		475	236
Grants		10,625	23,793
Investment income:			
Interest		8,474	5,821
Rent		64,129	45,679
Gross income in the reporting period		1,149,448	905,670
EXPENDITURE ON:			
Raising funds:			
Investment management costs		11,363	68,248
Charitable activities:			
Property expenses		86,175	131,284
Staff costs	4	793,686	738,277
Food and consumables		57,903	51,676
Other running costs		54,255	62,699
Depreciation	5	42,679	39,262
Assistance given to residents		10,982	23,477
		1,057,043	1,114,923
Other:			
Governance costs		9,258	7,378
Total expenditure in the reporting period		1,066,301	1,122,301
Net income before gains on investments		83,147	(216,631)
Net gains/(losses) on investments	6	(45,601)	40,231
Net income/(expenditure) for the financial year	3	37,546	(176,400)
Total funds brought forward		3,084,113	3,260,513
Total funds carried forward		3,121,659	3,084,113

All of the income relates to continuing activities of the Charity. The Charity has no recognised gains or losses other than those reported above.

All funds are unrestricted.

The notes on pages 14 to 20 form part of these financial statements.

**BETH-EZRA TRUST
BALANCE SHEET
AS AT 31 DECEMBER 2022**

	Notes	2022 £	2021 £
Fixed Assets			
Tangible Assets	5	782,168	735,548
Investments	6	1,219,275	1,041,226
		<u>2,001,443</u>	<u>1,776,774</u>
Current Assets			
Debtors	8	53,241	35,845
Investments	6	649,044	794,735
Cash at bank and in hand		556,935	599,776
		<u>1,259,220</u>	<u>1,430,356</u>
Liabilities			
Creditors: Amounts falling due within one year	9	139,004	123,017
		<u>1,120,216</u>	<u>1,307,339</u>
Net current assets			
		<u>3,121,659</u>	<u>3,084,113</u>
Total assets less current liabilities	10	<u>3,121,659</u>	<u>3,084,113</u>
The Funds of the Charity			
Unrestricted Funds:		3,121,659	3,084,113
TOTAL CHARITY FUNDS	11	<u>3,121,659</u>	<u>3,084,113</u>

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

For the year ending 31 December 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies but as this company is a charity, it is subject to audit under the Charities Act 2011.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

Approved by the trustees on 13 May 2023 and signed on their behalf by:

Simon Lambert
Director/Trustee

Company number 1600026 (England and Wales)

The notes on pages 14 to 20 form part of these financial statements.

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

1.1 Basis of preparation and going concern

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with Financial Reporting Standard 102 ("FRS 102"), Financial Reporting Standard 102 (effective 1 January 2015) and the Companies Act 2006. Beth-Ezra Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historic cost or transaction value unless otherwise stated in the relevant accounting policy note(s). All amounts in the financial statements have been rounded to the nearest pound sterling.

The charity holds sufficient funds to secure its immediate future for the next year, and on this basis, the assessment of the trustees is that the charity is a going concern.

The charity has not prepared a statement of cash flows and is in compliance with FRS 102 1A Bulletin 1.

1.2 Income recognition policies

Items of income are recognised and included in the accounts when all of the following criteria are met:

- The charity has entitlement to the funds;
- any performance conditions attached to the item(s) of income have been met or are fully within the control of the charity;
- there is sufficient certainty that receipt of the income is considered probable; and
- the amount can be measured reliably.

For legacies, entitlement is taken as the earlier of:

- the date on which the charity is aware that probate has been granted;
- the estate has been finalised and notification has been made by the executor(s) to the charity that a distribution will be made; or
- when a distribution is received from the estate.

Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the charity or the charity is aware of the granting of probate and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Residents' fees received in advance of the provision of the service are deferred until the criteria for income recognition is met.

Government grants are recognised when there is reasonable assurance that the charity will comply with the conditions attaching to the grant and the grant will be received.

Gifts in kind are accounted for when received by the Charity.

1.3 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity. This is normally upon notification of the interest paid or payable by the Bank.

1.4 Fund accounting

The general fund comprises income that is available to meet the general objectives of the Charity. The fixed assets fund is a designated fund for the maintenance of the Charity's tangible fixed assets. Details of the movements on each of these funds are set out in note 11.

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies (continued)

1.5 Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Expenditure on charitable activities includes the direct costs of running the residential care home, Beth Ezra, which is undertaken to further the purposes of the charity and associated support costs.
- Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity such as preparing and auditing statutory accounts and trustees' expenses.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

1.6 Operating leases

Rentals payable under operating leases are charged to the profit and loss account on a straight line basis over the period of the lease.

1.7 Fixed Assets: Tangible Assets

Individual fixed assets costing £500 or more are capitalised at cost and are depreciated over their estimated useful economic lives on a straight line basis as follows:

Additions to freehold and leasehold buildings	5%
Fixtures and equipment	10%-25%
Soft furnishings	20%

No depreciation has been charged on the original cost of freehold and leasehold land and buildings as it is the trust's policy to maintain its properties in a state of good repair and such expenditure is charged to the income and expenditure account in the period in which it is incurred. However, additions to buildings which are considered to have a finite useful life are depreciated at 5% on cost.

1.8 Fixed Assets: Investments

The charity holds four leasehold properties which are valued annually: every fifth year by a professional valuer and in the intervening years by the Board with reference to current local markets.

Investments also include bonds with remaining maturity longer than one year. These are valued at transaction price including any transaction costs.

1.9 Current Assets: Investments

Investments held within Current Assets comprise:

- i) Bonds with remaining maturity between three months and one year. These are valued at transaction price including any transaction costs.
- ii) Accounts with notice periods of between three months and one year.
- iii) Listed Investments which are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value at the balance sheet date using the closing quoted market price. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading "Net gains/(losses) on investments" in the statement of financial activities. The charity does not acquire put options, derivatives or complex financial instruments.

1.10 Debtors

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

1.11 Cash at bank and in hand

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

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2022 (continued)

1 Accounting policies (continued)

1.12 Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

2	Income from donations and legacies	2022	2021
		£	£
	Donations:		
	Gifts	18,652	30,794
	Legacies	1,140	58,979
		£19,792	£89,773

3	Net incoming resources	2022	2021
		£	£
	This is stated after charging:		
	Depreciation of tangible fixed assets owned by the Charity	42,679	39,262
	Auditors' remuneration – audit	7,800	6,000

4 Employee information

The average number of staff employed during the year was 31 (2021: 31). Most of these were involved in the care of residents. Third party agencies are used to supply staff where necessary to supplement existing employees. These agency costs amounted to £69,773 in the year (2021: £141,622).

	Staff costs for the year	2022	2021
		£	£
	Wages and salaries	658,164	548,116
	Social security costs	53,592	38,883
	Employer's contribution to defined contribution pension scheme	12,157	9,656
	Agency staff	69,773	141,622
		£793,686	£738,277

The management team received employee benefits of £2,614 (2021: £1,145) comprising employer pension benefits during the year. No employee received remuneration of more than £60,000.

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2022 (continued)

5 Fixed Assets: Tangible Assets

	Freehold Property	Fixtures and Equipment	Total
	£	£	£
Cost			
As at 1 January 2022	762,159	314,988	1,077,147
Additions	65,104	24,212	89,316
Disposals	-	(70,942)	(70,942)
As at 31 December 2022	<u>£827,263</u>	<u>£268,258</u>	<u>£1,095,521</u>
Accumulated depreciation			
As at 1 January 2022	111,825	229,774	341,599
Depreciation on disposals	-	(70,925)	(70,925)
Charge for the year	11,074	31,605	42,679
As at 31 December 2022	<u>£122,899</u>	<u>£190,454</u>	<u>£313,353</u>
Net book value			
As at 31 December 2022	<u>£704,364</u>	<u>£77,804</u>	<u>£782,168</u>
As at 31 December 2021	<u>£650,334</u>	<u>£85,214</u>	<u>£735,548</u>

Freehold property includes an amount of £534,200 (2021: £534,200) on which no depreciation has been charged (see note 1.7). The trustees consider that the properties are in good condition and the net realisable value is higher than the book value. A formal valuation has not been obtained, as in the opinion of the trustees, the cost of a professional valuation would outweigh the benefit to the users of the accounts and a valid comparison with other properties cannot be made. All fixed assets are used for charitable purposes.

6 Investments

Fixed Assets: Investments	2022	2021
	£	£
Leasehold Property	1,043,126	1,041,226
Bonds	176,149	-
	<u>£1,219,275</u>	<u>£1,041,226</u>
Leasehold Property: valuation		
	2022	2021
	£	£
As at 1 January	1,041,226	1,027,588
Change in valuation	1,900	13,638
As at 31 December	<u>£1,043,126</u>	<u>£1,041,226</u>

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2022 (continued)

6 Investments (continued)

Fixed Asset Investments: Leasehold Property comprises four leasehold properties which are let on a commercial basis. All leasehold properties were professionally valued for the year end with the change in valuation taken through the Fixed Asset Fund.

Current Assets: Investments	2022	2021
	£	£
Listed investments	402,815	448,873
Accounts due between 3 and 12 months	76,229	-
Bonds	170,000	345,862
	<u>£649,044</u>	<u>£794,735</u>

Listed investments	2022	2021
	£	£
Fair value at 1 January	448,873	221,460
Additions at cost	18,425	376,555
Disposal proceeds	(15,004)	(175,735)
Net gain on change in fair value	(49,479)	26,593
As at 31 December	<u>£402,815</u>	<u>£448,873</u>
Historic cost	<u>£412,559</u>	<u>£407,839</u>

Current Assets: Investments: Bonds comprises three bonds with an original maturity of one year.

7 Capital commitments

Capital Commitments at the end of 2022 amounted to £Nil (2021 - £Nil).

8 Debtors	2022	2021
	£	£
Due within one year:		
Prepayments and other debtors	24,255	20,120
Residents' fees	23,287	12,174
Income tax recoverable	257	293
Rent receivable	5,442	3,258
	<u>£53,241</u>	<u>£35,845</u>

Rent receivable relates to accrued income from leasehold properties.

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2022 (continued)

9	Creditors	2022	2021
		£	£
	Amounts falling due within one year:		
	Trade creditors	10,263	10,104
	Residents fees paid in advance	1,817	16,924
	Taxation and social security	24,571	17,324
	Accrued expenses	61,816	55,137
	Sundry creditors	29,572	-
	Deferred income	165	7,541
	Property rental deposits	10,800	15,987
		£139,004	£123,017

Sundry creditors relates to an amount repayable to London Borough of Croydon for posthumous remittances for fees.

10 Analysis of Net Assets Between Funds:

	Unrestricted Reserves 2022	Total Funds 2022
	£	£
Fixed Assets	2,001,443	2,001,443
Current assets	1,259,220	1,259,220
Current liabilities	(139,004)	(139,004)
Total	£3,121,659	£3,121,659
	2021	2021
	£	£
Fixed Assets	1,776,774	1,776,774
Current assets	1,430,356	1,430,356
Current liabilities	(123,017)	(123,017)
Total	£3,084,113	£3,084,113

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2022 (continued)

11 Analysis of Movements on Funds:

	Opening Balance at 01-01-2022	Incoming Resources	Resources Expended	Transfers between funds	Closing Balance at 31-12-2022
	£	£	£	£	£
Unrestricted Funds					
General Fund	1,307,339	1,149,448	(1,111,902)	(224,669)	1,120,216
Fixed Assets Fund	1,776,774	-	-	224,669	2,001,443
Total Funds	£3,084,113	1,149,448	(1,111,902)	-	3,121,659

At 31 December 2009, a designated fund was set up by transfer from the general fund to provide for the maintenance of the Charity's tangible fixed assets.

12 Legal entity

Beth-Ezra Trust is a private company limited by guarantee, incorporated and registered in England, and not having a share capital. Each member has a liability not exceeding £1.

The address of the registered office and its place of business is:

Beth Ezra
52 Smitham Bottom Lane
Purley
Surrey
CR8 3DB

13 Trustees expenses and transactions with related parties

None of the Trustees were paid any remuneration or received any other benefits from an employment with the Charity or a related entity.

No expenses were paid to trustees during the year for reimbursement of business costs incurred on behalf of the charity (2021 - £5,051). There were no transactions with related parties.

Indemnity insurance at a cost of £1,458 (2021 - £1,071) was taken up during the year to protect the charity from loss arising from neglect or default of trustees and senior management and to indemnify trustees and senior management against the consequences of any neglect or default on their part. These costs are included in governance costs (see page 12).

14 Operating leases

The Charity has entered into a non-cancellable operating lease for telephone equipment. In the year to 31 December 2022, the Charity paid £4,428 in lease payments under this contract. The future minimum lease payments as at 31 December 2022 are as follows:

- Not later than one year: £4,428
- Later than one year and not later than five years: £17,712
- Later than five years £3,321

BETH-EZRA TRUST

England & Wales - Charity number 326000

Accounts

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

Company Number 1600026 (England and Wales)
Charity No. 326000

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

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Directors and Trustees:	S G Bonner (retired 30 June 2021) E Coverley T Dench (appointed 4 September 2021) E Kpeglo S Lambert (appointed 4 September 2021) P Southgate R E Toms (retired 4 September 2021) P H Verzhbitskaya A M Wharton G Whiting M Winfield (appointed 4 September 2021)
Company Secretary	P H Verzhbitskaya
Treasurer	P H Verzhbitskaya
Home Manager	L Akeh
Registered Office:	52 Smitham Bottom Lane Purley Surrey CR8 3DB
Company number	1600026
Charity number	326000
Main Bankers:	Barclays Bank Plc
Auditors:	Cadence Accounting Limited Chartered Accountants & Registered Auditors 219 Croydon Road Caterham Surrey CR3 6PH
Solicitors:	Knights plc Cedar House 78 Portsmouth Road Cobham Surrey KT11 1AN

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2021

The Trustees present their annual directors' report and the audited financial statements of the Charity for the year ended 31 December 2021 which are prepared to meet the requirements for a directors' report and accounts for Companies Act purposes. The Trustees confirm that the audited financial statements comply with the requirements of the Companies Act 2006, the Charities Act 2011, the Memorandum and Articles of Association, Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with Financial Reporting Standard 102, and Financial Reporting Standard 102.

Objectives of the Charity, principal activities and organisation of our work

The Charity is constituted as a company limited by guarantee and is therefore governed by its Memorandum and Articles of Association. The objectives of the Charity are to promote and provide care primarily for the elderly and infirm members of the Dawn Christadelphian Fellowship together with other persons if rooms are not filled. It does this through its principal activity, the running of Beth Ezra, a Care Home situated at 52 Smitham Bottom Lane, Purley, Surrey.

Our mission statement is: *"To provide a quality care home for Christadelphians and others in a Christian setting that supports the spiritual, mental and physical needs of the residents in pleasant, peaceful and secure surroundings"*.

The Charity strives to provide the highest quality of care within Beth-Ezra coupled with a loving and spiritual environment. Its policy is to exceed, wherever practicable, standards that are laid down by the relevant authorities for the running of care homes.

In undertaking its activities, the Trustees have paid due regard to the Charity Commission guidance on public benefit and are satisfied that the Charity confers a public benefit.

How our activities deliver public benefit

All of our charitable activities focus on providing care for the elderly and are undertaken to further our charitable aims for the public benefit. Our main activities and who we help are:

- The provision of residential care for Dawn Christadelphians and others in need by reason of age and poor health.
- The advancement of religion through its care home, Beth Ezra, which provides a haven where elderly members of the Dawn Christadelphian community can continue to benefit from being part of our Bible based community. Therefore, the home places great emphasis on providing regular spiritual activities such as daily Bible readings, Bible classes, hymn singing sessions and, most importantly, a service of worship each Sunday morning.

The beneficiaries

Beth Ezra's activities are mainly for the benefit of aged, infirm or sick members of the Dawn Christadelphian Fellowship. Dawn Christadelphians are active in promoting their beliefs in the hope that other men and women will be persuaded of the truth of the Gospel and thereby join our community. Therefore, although there are conditions of membership, these conditions are only based on a shared conviction of God's purpose in Jesus Christ, and not on any limitation imposed by geography, race, gender, or wealth.

All who qualify as members of the worldwide Dawn Christadelphian Fellowship and whose needs are assessed according to accepted Care Standards as being suitable for the care home are happily accepted as residents, subject to a suitable room being available. By providing a home for these members of the Dawn Christadelphian Fellowship, they are enabled to spend their final years together with like-minded members sharing the same religious beliefs and lifestyle. That so many members choose to come to Beth Ezra even if it is not the closest care home to where they have been living, nor necessarily close to family members, is indicative of the value that they place on this choice and the subsequent benefit they derive from it.

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2021

Beth Ezra provides benefits to other people if there are vacant rooms and if, at the time, there is no call on that vacancy from a Dawn Christadelphian. In such cases, the Trustees will consider making the room available to a person who is not a Dawn Christadelphian, but particular care is taken to ensure that the potential resident would be sympathetic to the faith-based ethos of the home.

Development, activities, achievements and financial review this year

2021 has continued to challenge the care sector in the UK with mandatory lockdowns and increased regulation around operations. While some government support was available, it has become increasingly difficult to qualify for it as the rules governing its use have been successively tightened. Our cost base, however, has continued to rise, particularly the cost of employment. Here, we have suffered from both a reduction in potential employees due to a general tightening of the labour market, and a reduction in the existing pool of labour subsequent to the government's decision to mandate double vaccination for all care home employees. As a result of this, wages have risen well in excess of inflation; for some categories, over 10%, and our use of agency staff has been very high. This has had a significant negative impact on finances.

However, we have continued to operate throughout the year, ending the year with full occupancy including our two double rooms and while we have had Covid-19 cases within the home, there have been no deaths directly attributable to it. We have continued to host visitors safely, when permitted by local and national government, and were able to hold our summer garden party in September where we opened the garden to pre-booked visitors for our residents.

During the year, under God's good hand, we have provided residential care for a total of 21 permanent residents and 3 short-term stays. We have made a number of improvements to the home as detailed under the section headed "**Tangible fixed assets and impairment review**".

The Trust generated a net deficit for the year of £176,400 (2020 net income £439,684). Ignoring bequests, donations, financial assistance and gains on investments, the operating deficit was £288,749 (2020 deficit of £18,098), which highlights the need to maintain a substantial cash reserve. Occupancy levels and subsequent financial performance can vary dramatically year by year, and the Trustees have a reserves policy so that reserves can be maintained at a level sufficient to meet the challenges the Charity faces in the medium term. This reserves policy is reviewed annually to reflect the changing operating circumstances and general business climate.

The financial position at the end of the year is sound with cash balances of £599,776 (2020 £734,659) and net current assets of £1,307,339 (2020 £1,408,627).

We have updated our formal business plan that projects three years into the future. This provides an invaluable planning and budgeting tool and assists in maintaining appropriate financial controls. Beth-Ezra continues to be dependent on major bequests, and promotional activities continue to encourage the members of our community to remember the Charity both in regular donations and in their Will. The Trust continues to offer assistance to residents who have need to call upon state funding during their stay at Beth Ezra, and financial assistance in the sum of £23,477 was given in 2021 (2020 £14,547). The Trustees are grateful to those who have made donations to the funds during the year.

The Trustees are very aware of the need to maintain a high room utilisation, both to better fulfil our charitable purpose, but also to reduce operating losses to a manageable level. Occupancy is one of the criteria used to assess success and Beth Ezra achieved an average resident occupancy of 85% during 2021 or 95% when room occupancy is used.

Our independent Quality Assurance Review which seeks the views about current service provision from residents, relatives, advocates and visitors was deferred due to the pandemic and will be undertaken in 2022, God willing. A separate staff survey was carried out with results shared with staff and points for improvement have been actioned.

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2020

Our Care Manager of five years retired in November 2020 and we were pleased to accept the assistance of two highly qualified care professionals to share the role of Acting Care Manager while we were in the process of recruiting for a new Home Manager (Registered Manager): Janet Brooks, who was the Home Manager at Beth Ezra for 17 years, and David Rees, a former Home Manager at Christadelphian Care Homes. Our General Manager took early retirement in February 2021.

We welcomed a new Home Manager, Gertlin Amuzu, in May 2021 who stayed at Beth Ezra for six months, making some important improvements to the Home and how it was run. She was replaced by Lola Akeh in December 2021 and Lola has continued the good work.

Stephen Bonner, a former trustee, joined the management team as the Business Manager in July 2021 covering hotel services, facilities and administration.

Remuneration of the management team is set by the Managing Trustees within the annual budget agreed by the Board of Trustees and is subject to annual review with reference to similar local positions in the care industry. We would like to warmly thank all who have helped in the management team and their staff for their loyalty and hard work and all those who have contributed in any way to this work for the Lord.

Future Developments

The care sector in the UK continues to be challenged by the apparent contradiction between the cost of providing good care and complying with the requirements of the Care Quality Commission who regulate the industry, with the requirements of local and national governments throughout the pandemic, and the limitations of state funding which often falls considerably short of the full cost of providing such care and is variably applied to residents in different care home environments. Although the Trustees are conscious of the overruling hand of God, they are also very aware of the need for sound management practice and prudent financial controls. Although we have been able to hold room fees down throughout 2021, it has become increasingly apparent that a significant increase in fees is necessary and this was enacted for existing residents from April 2022.

With this now in place, there are sufficient reserves for at least the next twelve months, assuming no significant legislative changes or amendments to state funding of care places, and the Home continues to operate on a sound financial footing. The Trustees are confident that Beth Ezra will continue to provide a high standard of care for its residents for the foreseeable future.

Tangible fixed assets and impairment review

The Trust owns four investment properties, one residential and three commercial. The rents from these generate revenue to subsidise charitable operations. The commercial properties are let on the open market while the residential property is situated next door to the Home and is offered first to those who would like to live close to the Home but are not yet ready to become residents there. If a tenant cannot be found who meets these criteria, it is let on the open market.

An extensive programme of maintenance was carried out in the year on two of the three commercial properties, some of which can be recharged to tenants, and significant works were also carried out on the residential property to improve insulation and fire safety, refit bathrooms and replace flooring.

The Home is in good condition as a result of an ongoing programme of planned maintenance. The Trustees consider the fabric of the building to be sound.

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2021

Changes in tangible fixed assets during the year are as set out in Note 5 to the accounts on page 17. As part of managing the assets, the fixed asset register and depreciation policy has been reviewed in the year. A programme of on-going refurbishment and equipment replacements has been prepared which includes the replacement of a number of equipment items as they reach the end of their service life. Capital expenditure on buildings in 2021 was £14,451 and on fixtures and fittings, £25,717. The main additions were:

- Complete refurbishment of five resident rooms
- Replacement of the remaining single glazed windows on the ground floor
- Completion of the installation of new fire doors
- Replacement front door
- New oak handrails in corridors
- Replacement flooring in communal areas on the first and second floors
- Furniture for the refurbished entrance hallway
- New garden furniture for residents
- Computer equipment

Investment policy and returns

Under its Articles of Association, Beth-Ezra Trust has the power to make any investment which the Trustees see fit subject to any restrictions imposed by Law. These include diversified investment funds, bank deposits, bonds and investment property. The diversified investment funds do not exceed 20% of the total investment portfolio. The Trustees have also taken steps to reduce the risk of financial losses by spreading their cash reserves over a number of financial institutions.

Reserves

The Trustees have agreed a reserves policy that requires sufficient reserves to be maintained to cover at least two years budgeted operating deficit, being our financial performance ignoring any income from donations and bequests. This policy has been adopted because the Charity's finances are largely dependent on bequests, and these cannot be anticipated or relied upon. Based on our Business Plan, the total budgeted operating deficit, excluding rental income, in our General Fund for the next two years is £133,999, and the General Fund at the end of 2021 was £1,307,339.

At 31 December 2009, a designated fund was set up by transfer from the general fund to provide for the maintenance of the Charity's tangible fixed assets. This Fixed Assets Fund at the end of 2021 was £1,776,774 (2020 £1,851,886).

Consequently, the Trustees believe that the present levels of the reserves are adequate to support the continuation of the Care Home for the medium term. They therefore consider the financial position of the Charity to be satisfactory and that the going concern basis of accounting is appropriate.

Directors and Trustees

All directors of the company are also Trustees of the Charity and there are no other Trustees. The Trustees meet quarterly, but also interact regularly between meetings by telephone and via e-mail exchanges (for example, through circulation of minutes from the Managing Trustee meetings). The Trustees delegate the day to day running of the home to the Home Manager and the Business Manager. The Trustees appointed by the Board as Managing Trustees are there to work closely with the management team and to act as a more effective and dynamic conduit between the management team and the main Board of Trustees. The Managing Trustees have delegated powers within which they must operate and report regularly to the board of Trustees and the Trust's officers. During 2021, the Managing Trustees were S Bonner, E Kpeglo, A Wharton and G Whiting with A Wharton stepping down on 15 May 2021, S Bonner stepping down on 30 June 2021 and G Whiting stepping up on 15 May 2021.

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2021

The Trustees served throughout the year except as noted on page 2. The board of Trustees has the power to appoint additional Trustees as it considers fit. New Trustees are selected by existing Trustees to serve until the following AGM and, if re-appointed by the members, can serve until age 75 subject to the rules relating to rotation in accordance with clause 33 of the Articles of Association. On reaching 75 years, Trustees can be re-appointed on an annual basis. The Trustees identify the available skills and experience relating to the key areas of the Trust's activities. This is particularly important when we seek to appoint new Trustees, as it helps to maintain the appropriate mix of skills and experience.

A comprehensive induction pack is available to acquaint new Trustees with the Charity's policy and practice, its activities, management and governance and also what is expected of them under charity law, with particular reference to Charity Commission guidance publications.

Risk management

The Trustees actively review the major risks which the Charity faces with a comprehensive annual review at the September Board meeting and an update in February or May, and appropriate action is taken to mitigate each risk to an acceptable level. The Trustees recognise their responsibility to identify any new and emerging risks, and a Trustee is tasked with maintaining a formal risk register.

The principle risks and strategies for mitigation are:

- 1) Pandemics: since March 2020, the care home sector has experienced unprecedented disruption due to government and local council mandates on how homes are run, staff isolating, and rapid cost increases due to disruptions in supply chains worldwide. While the home cannot prevent future pandemics, it is in a stronger position now to manage the impact having undertaken a review of lessons learned during these two years. It highlights again the need to maintain good reserve levels to ensure that funds are available to cope with higher than expected inflation and with the need to use agency staff.
- 2) Loss of key management: from the experience of the past two years, recruiting and retaining excellent managers is essential for the smooth running of the Home. The sector is also experiencing more staff movement than has been expected in the past as job opportunities for those staying in the sector have increased. The Trustees can respond swiftly to any change in management, have retained links to two interim managers who can assist at short notice and continue to encourage staff to challenge themselves with qualifications that would enable them to step up if needed.
- 3) Dependency on income from care home fees: where residents' funds run out and the resident is eligible for state assistance, state funding does not cover the full cost of care. Families are requested to contribute where appropriate, and the charity may fund the remainder of the cost, subject to Board approval. The charity relies heavily on the generosity of Dawn Christadelphian ecclesias and donations and legacies from individuals. The Trustees ensure that the charity retains a high profile through regular information bulletins in Dawn Christadelphian publications, presentations to potential donors, and personal representation to individuals.
- 4) Demographic distribution of potential beneficiaries: the charity operates one home in Purley, Surrey, and there are Dawn Christadelphian ecclesias throughout the United Kingdom, some of whom may live a considerable distance away. The charity recognises that not all potential care home residents may wish to use Beth Ezra due to distance or for family reasons, and conducts regular surveys of Dawn Christadelphian ecclesias to understand likely future needs and review the optimal location of a care home to serve the community. The Trustees have also established informal links with a similar organisation with care homes in other parts of the United Kingdom.

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2021

Trustees' responsibilities in relation to the financial statements

The Trustees are required by company law to prepare financial statements for each financial year which give a true and fair view of the financial activities of the Charity and of its financial position at the end of that year. In preparing those financial statements the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- prepare financial statements on the ongoing concern basis unless it is inappropriate to assume that the Charity will continue in operation;
- observe the methods and principles in the charity SORP; and
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the relevant Companies and Charities Acts (see note 1 in the notes to the Accounts). 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.

The Trustees can provide assurance that;

- The charitable company is operating efficiently and effectively;
- The assets are safeguarded against unauthorised use or disposition;
- Proper records are maintained and financial information used within the trust or for publication is reliable;
- The charitable company complies with its Memorandum and Articles of Association; and
- The charitable company has actively pursued all of its objectives and policies throughout the year.

Statement of disclosure of information to auditors

The Trustees who held office at the date of approval of this annual report confirm that:

- so far as they are aware there is no relevant audit information, information needed by the charitable company's auditors in connection with preparing their report, of which the charitable company's auditors are unaware; and
- they have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish the charitable company's auditors are aware of that information.

Auditors

A resolution proposing that Cadence Accounting Limited be re-appointed as auditors will be put to the members at the Annual General Meeting.

Approval

This report was prepared having taken advantage of the small companies' exemption in the Companies Act 2006 and was approved by the Trustees on 14 May 2022 and signed on their behalf by:

Philippa Verzhbitskaya
Director/Trustee

Date: 14 May 2022

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF BETH-EZRA TRUST

We have audited the financial statements of Beth-Ezra Trust (the 'charitable company') for the year ended 31 December 2021 which comprise the Statement of Financial Activities, the Balance Sheet, and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2021, and of its 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; and
- 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 charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company'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 other information comprises the information included in the trustees annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. 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. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF BETH-EZRA TRUST

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 (incorporating the directors' report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' 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 charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 and Charities Act 2011 require 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 directors' 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' exemption in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of Trustees

As explained more fully in the trustees' responsibilities statement set out on page 7, the trustees (who are also the directors of the charitable company 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 charitable company's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

The trustees have elected for the financial statements to be audited in accordance with the Charities Act 2011 rather than the Companies Act 2006. Accordingly, we have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

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 auditor's report.

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF BETH-EZRA TRUST

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

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.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with section 144 of the Charities Act 2011 and the regulations made under section 154 of that act. Our audit work has been undertaken so that we might state to the charitable company'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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Ryan Evans
(Senior Statutory Auditor)

For and on behalf of Cadence Accounting Limited
Chartered Accountants and Registered Auditors
219 Croydon Road
Caterham
Surrey
CR3 6PH

Date: 14 May 2022

BETH-EZRA TRUST
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2021
SUMMARY INCOME AND EXPENDITURE ACCOUNT

	Notes	Total Funds 2021 £	Total Fund 2020 £
INCOME FROM:			
Donations and legacies	2	89,773	436,328
Charitable activities:			
Residents' fees		740,368	765,702
Miscellaneous income		236	1,349
Grants		23,793	31,502
Investment income:			
Interest		5,821	10,760
Rent		45,679	35,860
Gross income in the reporting period		905,670	1,281,501
EXPENDITURE ON:			
Raising funds:			
Investment management costs		68,248	7,020
Charitable activities:			
Property expenses		131,284	74,157
Staff costs	4	738,277	600,700
Food and consumables		51,676	81,498
Other running costs		62,699	47,676
Depreciation	5	39,262	35,020
Assistance given to residents		23,477	14,547
		1,114,923	860,618
Other:			
Governance costs		7,378	6,440
Total expenditure in the reporting period		1,122,301	867,058
Net income before gains on investments		(216,631)	414,443
Net gains on investments	6	40,231	25,241
Net income/(expenditure) for the financial year	3	(176,400)	439,684
Total funds brought forward		3,260,513	2,820,829
Total funds carried forward		3,084,113	3,260,513

All of the income relates to continuing activities of the Charity. The Charity has no recognised gains or losses other than those reported above.

All funds are unrestricted.

The notes on pages 14 to 20 form part of these financial statements.

BETH-EZRA TRUST
BALANCE SHEET
AS AT 31 DECEMBER 2021

	Notes	2021 £	2020 £
Fixed Assets			
Tangible Assets	5	735,548	735,955
Investments	6	1,041,226	1,115,931
		<u>1,776,774</u>	<u>1,851,886</u>
Current Assets			
Debtors	8	35,845	231,402
Investments	6	794,735	567,124
Cash at bank and in hand		599,776	734,659
		<u>1,430,356</u>	<u>1,533,185</u>
Liabilities			
Creditors: Amounts falling due within one year	9	123,017	124,558
		<u>1,307,339</u>	<u>1,408,627</u>
Net current assets			
		<u>3,084,113</u>	<u>3,260,513</u>
Total assets less current liabilities	10	<u>3,084,113</u>	<u>3,260,513</u>
The Funds of the Charity			
Unrestricted Funds:		3,084,113	3,260,513
TOTAL CHARITY FUNDS	11	<u>3,084,113</u>	<u>3,260,513</u>

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

For the year ending 31 December 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies but as this company is a charity, it is subject to audit under the Charities Act 2011.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

Approved by the trustees on 14 May 2022 and signed on their behalf by:

Philippa Verzhbitskaya
Director/Trustee

Company number 1600026 (England and Wales)

The notes on pages 14 to 20 form part of these financial statements.

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

1.1 Basis of preparation and going concern

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with Financial Reporting Standard 102 ("FRS 102"), Financial Reporting Standard 102 (effective 1 January 2015) and the Companies Act 2006. Beth-Ezra Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historic cost or transaction value unless otherwise stated in the relevant accounting policy note(s). All amounts in the financial statements have been rounded to the nearest pound sterling.

The charity holds sufficient funds to secure its immediate future for the next year, and on this basis, the assessment of the trustees is that the charity is a going concern.

The charity has not prepared a statement of cash flows and is in compliance with FRS 102 1A Bulletin 1.

1.2 Income recognition policies

Items of income are recognised and included in the accounts when all of the following criteria are met:

- The charity has entitlement to the funds;
- any performance conditions attached to the item(s) of income have been met or are fully within the control of the charity;
- there is sufficient certainty that receipt of the income is considered probable; and
- the amount can be measured reliably.

For legacies, entitlement is taken as the earlier of:

- the date on which the charity is aware that probate has been granted;
- the estate has been finalised and notification has been made by the executor(s) to the charity that a distribution will be made; or
- when a distribution is received from the estate.

Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the charity or the charity is aware of the granting of probate and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Residents' fees received in advance of the provision of the service are deferred until the criteria for income recognition is met.

Government grants are recognised when there is reasonable assurance that the charity will comply with the conditions attaching to the grant and the grant will be received.

Gifts in kind are accounted for when received by the Charity.

1.3 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity. This is normally upon notification of the interest paid or payable by the Bank.

1.4 Fund accounting

The general fund comprises income that is available to meet the general objectives of the Charity. The fixed assets fund is a designated fund for the maintenance of the Charity's tangible fixed assets. Details of the movements on each of these funds are set out in note 11.

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies (continued)

1.5 Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Expenditure on charitable activities includes the direct costs of running the residential care home, Beth Ezra, which is undertaken to further the purposes of the charity and associated support costs.
- Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity such as preparing and auditing statutory accounts and trustees' expenses.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

1.6 Operating leases

Rentals payable under operating leases are charged to the profit and loss account on a straight line basis over the period of the lease.

1.7 Fixed Assets: Tangible Assets

Individual fixed assets costing £500 or more are capitalised at cost and are depreciated over their estimated useful economic lives on a straight line basis as follows:

Additions to freehold and leasehold buildings	5%
Fixtures and equipment	10%-25%
Soft furnishings	20%

No depreciation has been charged on the original cost of freehold and leasehold land and buildings as it is the trust's policy to maintain its properties in a state of good repair and such expenditure is charged to the income and expenditure account in the period in which it is incurred. However, additions to buildings which are considered to have a finite useful life are depreciated at 5% on cost.

1.8 Fixed Assets: Investments

The charity holds four leasehold properties which are valued annually: every fifth year by a professional valuer and in the intervening years by the Board with reference to current local markets.

Investments also include bonds with remaining maturity longer than one year. These are valued at transaction price including any transaction costs.

1.9 Current Assets: Investments

Investments held within Current Assets comprise:

- i) Bonds with remaining maturity between three months and one year. These are valued at transaction price including any transaction costs.
- ii) Listed Investments which are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value at the balance sheet date using the closing quoted market price. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading "Net gains/(losses) on investments" in the statement of financial activities. The charity does not acquire put options, derivatives or complex financial instruments.

1.10 Debtors

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

1.11 Cash at bank and in hand

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

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2021 (continued)

1 Accounting policies (continued)

1.12 Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

2 Income from donations and legacies	2021	2020
	£	£
Donations:		
Gifts	30,794	20,361
Legacies	58,979	415,967
	<u>£89,773</u>	<u>£436,328</u>

3 Net incoming resources	2021	2020
	£	£
This is stated after charging:		
Depreciation of tangible fixed assets owned by the Charity	39,262	35,020
Auditors' remuneration – audit	6,000	5,820

4 Employee information

The average number of staff employed during the year was 31 (2020: 33). Most of these were involved in the care of residents. Third party agencies are used to supply staff where necessary to supplement existing employees. These agency costs amounted to £141,622 in the year (2020: £19,784).

Staff costs for the year	2021	2020
	£	£
Wages and salaries	548,116	535,394
Social security costs	38,883	36,518
Employer's contribution to defined contribution pension scheme	9,656	9,004
Agency staff	141,622	19,784
	<u>£738,277</u>	<u>£600,700</u>

The management team received employee benefits of £1,145 (2020: £2,601) comprising employer pension benefits during the year. No employee received remuneration of more than £60,000.

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2021 (continued)

5 Fixed Assets: Tangible Assets

	Freehold Property	Fixtures and Equipment	Total
	£	£	£
Cost			
As at 1 January 2021	773,881	294,406	1,068,287
Additions	14,451	25,717	40,168
Disposals	(26,173)	(5,135)	(31,308)
As at 31 December 2021	<u>£762,159</u>	<u>£314,988</u>	<u>£1,077,147</u>
Accumulated depreciation			
As at 1 January 2021	127,516	204,816	332,332
Depreciation on disposals	(24,863)	(5,132)	(29,995)
Charge for the year	9,172	30,090	39,262
As at 31 December 2021	<u>£111,825</u>	<u>£229,774</u>	<u>£341,599</u>
Net book value			
As at 31 December 2021	<u>£650,334</u>	<u>£85,214</u>	<u>£735,548</u>
As at 31 December 2020	<u>£646,365</u>	<u>£89,590</u>	<u>£735,955</u>

Freehold property includes an amount of £534,200 (2020: £534,200) on which no depreciation has been charged (see note 1.7). The trustees consider that the properties are in good condition and the net realisable value is higher than the book value. A formal valuation has not been obtained, as in the opinion of the trustees, the cost of a professional valuation would outweigh the benefit to the users of the accounts and a valid comparison with other properties cannot be made. All fixed assets are used for charitable purposes.

6 Investments

Fixed Assets: Investments	2021	2020
	£	£
Leasehold Property	1,041,226	1,027,588
Bonds	-	88,343
	<u>£1,041,226</u>	<u>£1,115,931</u>
Leasehold Property: valuation		
	2021	2020
	£	£
As at 1 January	1,027,588	1,027,588
Change in valuation	13,638	-
As at 31 December	<u>£1,041,226</u>	<u>£1,027,588</u>

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2021 (continued)

6 Investments (continued)

Fixed Asset Investments: Leasehold Property comprises four leasehold properties which are let on a commercial basis. Following a market review, the trustees have revalued one property to recognise the impact of improvements made in the year but do not consider that the valuations of the other three properties at 31 December 2021 are materially different to the historic cost.

Current Assets: Investments	2021	2020
	£	£
Listed investments	448,873	221,460
Bonds	345,862	345,664
	<u>£794,735</u>	<u>£567,124</u>
Listed investments	2021	2020
	£	£
Fair value at 1 January	221,460	-
Legacy receipt	-	173,264
Additions at cost	376,555	65,411
Disposal proceeds	(175,734)	(42,456)
Net gain on change in fair value	26,593	25,241
	<u>£448,873</u>	<u>£221,460</u>
Historic cost	<u>£407,839</u>	<u>£200,364</u>

Current Assets: Investments comprises four bonds with an original maturity of one year.

7 Capital commitments

Capital Commitments at the end of 2021 amounted to £Nil (2020 - £Nil).

8 Debtors

	2021	2020
	£	£
Due within one year:		
Prepayments and other debtors	20,120	15,524
Residents' fees	12,174	9,232
Income tax recoverable	293	293
Rent receivable	3,258	4,750
Legacies receivable	-	201,603
	<u>£35,845</u>	<u>£231,402</u>

Rent receivable relates to accrued income from leasehold properties.

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2020 (continued)

9	Creditors	2021	2020
		£	£
	Amounts falling due within one year:		
	Trade creditors	10,105	16,960
	Residents fees paid in advance	16,924	16,363
	Taxation and social security	17,324	12,268
	Accrued expenses	55,137	65,023
	Deferred income	7,541	3,957
	Property rental deposits	15,987	9,987
		£123,017	£124,558
		£123,017	£124,558

10	Analysis of Net Assets Between Funds:	Unrestricted Reserves 2021	Total Funds 2021
		£	£
	Fixed Assets	1,776,774	1,776,774
	Current assets	1,430,356	1,430,356
	Current liabilities	(123,017)	(123,017)
	Total	£3,084,113	£3,084,113
		£3,084,113	£3,084,113
		2020	2020
		£	£
	Fixed Assets	1,851,886	1,851,886
	Current assets	1,533,185	1,533,185
	Current liabilities	(124,558)	(124,558)
	Total	£3,260,513	£3,260,513
		£3,260,513	£3,260,513

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2021 (continued)

11 Analysis of Movements on Funds:

	Opening Balance at 01-01-2021	Incoming Resources	Resources Expended	Transfers between funds	Closing Balance at 31-12-2021
	£	£	£	£	£
Unrestricted Funds					
General Fund	1,408,627	945,901	(1,122,301)	75,112	1,307,339
Fixed Assets Fund	1,851,886	-	-	(75,112)	1,776,774
Total Funds	3,260,513	945,901	(1,122,301)	-	£3,084,113

At 31 December 2009, a designated fund was set up by transfer from the general fund to provide for the maintenance of the Charity's tangible fixed assets.

12 Legal entity

Beth-Ezra Trust is a private company limited by guarantee, incorporated and registered in England, and not having a share capital. Each member has a liability not exceeding £1.

The address of the registered office and its place of business is:

Beth Ezra
52 Smitham Bottom Lane
Purley
Surrey
CR8 3DB

13 Trustees expenses and transactions with related parties

None of the Trustees were paid any remuneration or received any other benefits from an employment with the Charity or a related entity.

Expenses were paid to three Trustees during the year for reimbursement of business costs incurred on behalf of the charity. These amounted to £5,051 (2020 - £31). There were no transactions with related parties.

Indemnity insurance at a cost of £1,071 (2020 - £656) was taken up during the year to protect the charity from loss arising from neglect or default of trustees and senior management and to indemnify trustees and senior management against the consequences of any neglect or default on their part. These costs are included in governance costs (see page 12).

14 Operating leases

The Charity has entered into non-cancellable operating leases for telephone equipment. In the year to 31 December 2021, the Charity paid £3,305 in lease payments under these contracts. The future minimum lease payments as at 31 December 2021 are as follows:

- Not later than one year: £4,428
- Later than one year and not later than five years: £17,712
- Later than five years: £7,749

BETH-EZRA TRUST

England & Wales - Charity number 326000

Accounts

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

Company Number 1600026 (England and Wales)
Charity No. 326000

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

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Directors and Trustees:	A Barker (retired 5 September 2020) S G Bonner E Coverley (appointed 5 September 2020) E Kpeglo (appointed 5 September 2020) P Southgate R E Toms P H Verzhbitskaya R Whitworth (retired 5 September 2020) A M Wharton G Whiting
Company Secretary	P H Verzhbitskaya
Treasurer	P H Verzhbitskaya
Home Manager	G Amuzu
Registered Office:	52 Smitham Bottom Lane Purley Surrey CR8 3DB
Company number	1600026
Charity number	326000
Main Bankers:	Barclays Bank Plc
Auditors:	Cadence Accounting Limited Chartered Accountants & Registered Auditors 219 Croydon Road Caterham Surrey CR3 6PH
Solicitors:	Mundays LLP Cedar House 78 Portsmouth Road Cobham Surrey KT11 1AN

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2020

The Trustees present their annual directors' report and the audited financial statements of the Charity for the year ended 31 December 2020 which are prepared to meet the requirements for a directors' report and accounts for Companies Act purposes. The Trustees confirm that the audited financial statements comply with the requirements of the Companies Act 2006, the Charities Act 2011, the Memorandum and Articles of Association, Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with Financial Reporting Standard 102, and Financial Reporting Standard 102.

Objectives of the Charity, principal activities and organisation of our work

The Charity is constituted as a company limited by guarantee and is therefore governed by its Memorandum and Articles of Association. The objectives of the Charity are to promote and provide care primarily for the elderly and infirm members of the Dawn Christadelphian Fellowship together with other persons if rooms are not filled. It does this through its principal activity, the running of Beth Ezra, a Care Home situated at 52 Smitham Bottom Lane, Purley, Surrey.

Our mission statement is: *"To provide a quality care home for Christadelphians and others in a Christian setting that supports the spiritual, mental and physical needs of the residents in pleasant, peaceful and secure surroundings"*.

The Charity strives to provide the highest quality of care within Beth-Ezra coupled with a loving and spiritual environment. Its policy is to exceed, wherever practicable, standards that are laid down by the relevant authorities for the running of care homes.

In undertaking its activities, the Trustees have paid due regard to the Charity Commission guidance on public benefit and are satisfied that the Charity confers a public benefit.

How our activities deliver public benefit

All of our charitable activities focus on providing care for the elderly and are undertaken to further our charitable aims for the public benefit. Our main activities and who we help are:

- The provision of residential care for Dawn Christadelphians and others in need by reason of age and poor health.
- The advancement of religion through its care home, Beth Ezra, which provides a haven where elderly members of the Dawn Christadelphian community can continue to benefit from being part of our Bible based community. Therefore, the home places great emphasis on providing regular spiritual activities such as daily Bible readings, Bible classes, hymn singing sessions and, most importantly, a service of worship each Sunday morning.

The beneficiaries

Beth Ezra's activities are mainly for the benefit of aged, infirm or sick members of the Dawn Christadelphian Fellowship. Dawn Christadelphians are active in promoting their beliefs in the hope that other men and women will be persuaded of the truth of the Gospel and thereby join our community. Therefore, although there are conditions of membership, these conditions are only based on a shared conviction of God's purpose in Jesus Christ, and not on any limitation imposed by geography, race, gender, or wealth.

All who qualify as members of the worldwide Dawn Christadelphian Fellowship and whose needs are assessed according to accepted Care Standards as being suitable for the care home are happily accepted as residents, subject to a suitable room being available. By providing a home for these members of the Dawn Christadelphian Fellowship, they are enabled to spend their final years together with like-minded members sharing the same religious beliefs and lifestyle. That so many members choose to come to Beth Ezra even if it is not the closest care home to where they have been living, nor necessarily close to family members, is indicative of the value that they place on this choice and the subsequent benefit they derive from it.

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2020

Beth Ezra provides benefits to other people if there are vacant rooms and if, at the time, there is no call on that vacancy from a Dawn Christadelphian. In such cases, the Trustees will consider making the room available to a person who is not a Dawn Christadelphian, but particular care is taken to ensure that the potential resident would be sympathetic to the faith-based ethos of the home.

Development, activities, achievements and financial review this year

There is no doubt that 2020 has brought challenges that have not been experienced by the Home before. The Trustees made the decision in March to close the Home to outside visitors before the government mandated a general lockdown for all care homes in England. Our General Manager and Care Manager were also proactive in ensuring the Home had sufficient supplies of personal protective equipment ("PPE") and materials for sanitation. This came at a financial cost to the Home and, notwithstanding subsequent government support, the cost base has increased significantly. At the time of writing, it is expected that restrictions will continue in some form until June 2021 and additional costs will be incurred, with or without government financial support, in order to protect our residents and staff.

During the year, under God's good hand, we have provided residential care for a total of nineteen permanent residents and three short-term stays where one subsequently became a permanent residency. We have made a number of improvements to the home as detailed under the section headed "**Tangible fixed assets and impairment review**".

The Trust generated net income for the year of £439,684 (2019 £110,376). Ignoring bequests, donations, financial assistance and gains on investments, the operating deficit was £18,098 (2019 deficit of £13,776), which highlights the need to maintain a substantial cash reserve. Occupancy levels and subsequent financial performance can vary dramatically year by year, and the Trustees have a reserves policy so that reserves can be maintained at a level sufficient to meet the challenges the Charity faces in the medium term. This reserves policy is reviewed annually to reflect the changing operating circumstances and general business climate.

The financial position at the end of the year is sound with cash balances of £734,659 (2019 £623,642) and net current assets of £1,408,627 (2019 £1,069,703).

We have updated our formal business plan that projects three years into the future. This provides an invaluable planning and budgeting tool and assists in maintaining appropriate financial controls. Beth-Ezra continues to be dependent on major bequests, and promotional activities continue to encourage the members of our community to remember the Charity both in regular donations and in their Will. The Trust continues to offer assistance to residents who have need to call upon state funding during their stay at Beth Ezra, and financial assistance in the sum of £14,547 was given in 2020 (2019 £14,709). The Trustees are grateful to those who have made donations to the funds during the year.

The Trustees are very aware of the need to maintain a high room utilisation, both to better fulfil our charitable purpose, but also to reduce operating losses to a manageable level. Occupancy is one of the criteria used to assess success and Beth Ezra achieved an average resident occupancy of 88% during 2020 or 98% when room occupancy is used.

In line with the aim of continuing to provide excellent quality of care and of service, the Board of Trustees made the decision in 2019 to contract the services of an independent senior occupational therapist to undertake the annual Quality Assurance Review. The aims and objectives of this review are to seek the views and ideas about current service provision at Beth Ezra from residents, relatives, advocates and visitors, to compare the results to previous years' reports, and to use the results to put forward suggestions and recommendations to continue to improve service provision. Due to the pandemic, the review was deferred from March 2020 but we were able to conduct the interviews in September and complete it in November.

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2020

In general, the findings were very positive and the overall message was that the Home was providing high quality care to its residents and that both the residents and their relatives are very happy with the experience. Suggestions from the report included:

- Continued refurbishment of communal areas and individual rooms where possible;
- Consideration given to seeking specialist advice for residents with dementia and mental health issues whose occupational health needs are harder to meet.

Action on these, together with other minor recommendations, has been progressed since the date of the report.

Our Care Manager of five years retired in November 2020 and we have been pleased to accept the assistance of two highly qualified care professionals to share the role of Acting Care Manager while we were in the process of recruiting for a new Home Manager (Registered Manager): Janet Brooks, who was the Home Manager at Beth Ezra for 17 years, and David Rees, a former Home Manager at Christadelphian Care Homes. Janet Brooks has kindly offered her ongoing services as a consultant to assist the new Home Manager.

Our General Manager also took early retirement in February 2021.

We are therefore pleased to welcome two new managers to the Beth Ezra team, Gertlin Amuzu and Stephen Bonner. Gertlin commenced on 10th May 2021 as the Home Manager (Registered Manager), covering the management of all aspects of care, and Stephen will start on 1st July 2021 as the Business Manager, covering hotel services, facilities and administration.

Remuneration of the management team is set by the Managing Trustees within the annual budget agreed by the Board of Trustees and is subject to annual review with reference to similar local positions in the care industry. We would like to warmly thank all who have helped in the management team and their staff for their loyalty and hard work and all those who have contributed in any way to this work for the Lord.

Future Developments

The care sector in the UK continues to be challenged by the apparent contradiction between the cost of providing good care and complying with the requirements of the Care Quality Commission who regulate the industry, and the limitations of state funding which often falls considerably short of the full cost of providing such care and is variably applied to residents in different care home environments. Although the Trustees are conscious of the overruling hand of God, they are also very aware of the need for sound management practice and prudent financial controls. With sufficient reserves for at least the next twelve months, assuming no significant legislative changes or amendments to state funding of care places, the Home continues to operate on a sound financial footing and the Trustees are confident that Beth Ezra will continue to provide a high standard of care for its residents for the foreseeable future.

Tangible fixed assets and impairment review

The Trust owns four investment properties, one residential and three commercial. The rents from these generate revenue to subsidise charitable operations. The commercial properties are let on the open market while the residential property is situated next door to the Home and is offered first to those who would like to live close to the Home but are not yet ready to become residents there. If a tenant cannot be found who meets these criteria, it is let on the open market.

The Home is in good condition as a result of an ongoing programme of planned maintenance. The Trustees consider the fabric of the building to be sound.

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2020

Changes in tangible fixed assets during the year are as set out in Note 5 to the accounts on page 16. As part of managing the assets, the fixed asset register and depreciation policy has been reviewed in the year. A programme of on-going refurbishment and equipment replacements has been prepared which includes the replacement of a number of equipment items as they reach the end of their service life. Capital expenditure on buildings in 2020 was £9,790 and on fixtures and fittings, £37,648. The main additions were:

- Complete re-fit of the laundry facilities
- New hallway flooring on the ground floor
- Works to improve the first floor landing fire screen
- Personal Care System to computerise care records
- Purchase of a further fixed hoist
- Fittings to create a safe space for visitors to meet with residents

Investment policy and returns

Under its Articles of Association, Beth-Ezra Trust has the power to make any investment which the Trustees see fit subject to any restrictions imposed by Law. In 2020, the Trustees decided to increase the range of investments to include diversified investment funds as well as bank deposits, bonds and investment property. These diversified investment funds do not exceed 20% of the total investment portfolio. The Trustees have also taken steps to reduce the risk of financial losses by spreading their cash reserves over a number of financial institutions.

Reserves

The Trustees have agreed a reserves policy that requires sufficient reserves to be maintained to cover at least two years budgeted operating deficit, being our financial performance ignoring any income from donations and bequests. This policy has been adopted because the Charity's finances are largely dependent on bequests, and these cannot be anticipated or relied upon. Based on our Business Plan, the total budgeted operating deficit, excluding rental income, in our General Fund for the next two years is £102,869, and the General Fund at the end of 2020 was £1,408,627.

At 31 December 2009, a designated fund was set up by transfer from the general fund to provide for the maintenance of the Charity's tangible fixed assets. This Fixed Assets Fund at the end of 2020 was £1,851,886 (2019 £1,751,126).

Consequently, the Trustees believe that the present levels of the reserves are adequate to support the continuation of the Care Home for the medium term. They therefore consider the financial position of the Charity to be satisfactory and that the going concern basis of accounting is appropriate.

Directors and Trustees

All directors of the company are also Trustees of the Charity and there are no other Trustees. The Trustees meet quarterly, but also interact regularly between meetings by telephone and via e-mail exchanges (for example, through circulation of minutes from the Managing Trustee meetings). The Trustees delegate the day to day running of the home to the General Manager. The three Trustees appointed by the Board as Managing Trustees are there to work closely with the General Manager and to act as a more effective and dynamic conduit between the General Manager and the main Board of Trustees. The Managing Trustees have delegated powers within which they must operate, and report regularly to the board of Trustees and the Trust's officers. During 2020, the Managing Trustees were A Barker, S Bonner, E Kpeglo and A Wharton with A Barker stepping down and E Kpeglo stepping up on 5 September 2020.

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2020

The Trustees served throughout the year except as noted on page 2. The board of Trustees has the power to appoint additional Trustees as it considers fit. New Trustees are selected by existing Trustees to serve until the following AGM and, if re-appointed by the members, can serve until age 75 subject to the rules relating to rotation in accordance with clause 33 of the Articles of Association. On reaching 75 years, Trustees can be re-appointed on an annual basis. The Trustees identify the available skills and experience relating to the key areas of the Trust's activities. This is particularly important when we seek to appoint new Trustees, as it helps to maintain the appropriate mix of skills and experience.

A comprehensive induction pack is available to acquaint new Trustees with the Charity's policy and practice, its activities, management and governance and also what is expected of them under charity law, with particular reference to Charity Commission guidance publications.

Risk management

The Trustees actively review the major risks which the Charity faces with a comprehensive annual review at the September Board meeting and an update in February or May, and appropriate action is taken to mitigate each risk to an acceptable level. The Trustees recognise their responsibility to identify any new and emerging risks, and a Trustee is tasked with maintaining a formal risk register.

The principle risks and strategies for mitigation have not changed during the year and are:

- 1) Dependency on income from care home fees: where residents' funds run out and the resident is eligible for state assistance, state funding does not cover the full cost of care. Families are requested to contribute where appropriate, and the charity may fund the remainder of the cost, subject to Board approval. The charity relies heavily on the generosity of Dawn Christadelphian ecclesias and donations and legacies from individuals. The Trustees ensure that the charity retains a high profile through regular information bulletins in Dawn Christadelphian publications, presentations to potential donors, and personal representation to individuals.
- 2) Demographic distribution of potential beneficiaries: the charity operates one home in Purley, Surrey, and there are Dawn Christadelphian ecclesias throughout the United Kingdom, some of whom may live a considerable distance away. The charity recognises that not all potential care home residents may wish to use Beth Ezra due to distance or for family reasons, and conducts regular surveys of Dawn Christadelphian ecclesias to understand likely future needs and review the optimal location of a care home to serve the community. The Trustees have also established informal links with a similar organisation with care homes in other parts of the United Kingdom.

Trustees' responsibilities in relation to the financial statements

The Trustees are required by company law to prepare financial statements for each financial year which give a true and fair view of the financial activities of the Charity and of its financial position at the end of that year. In preparing those financial statements the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- prepare financial statements on the ongoing concern basis unless it is inappropriate to assume that the Charity will continue in operation;
- observe the methods and principles in the charity SORP; and
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.

BETH-EZRA TRUST
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2020

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the relevant Companies and Charities Acts (see note 1 in the notes to the Accounts). 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.

The Trustees can provide assurance that;

- The charitable company is operating efficiently and effectively;
- The assets are safeguarded against unauthorised use or disposition;
- Proper records are maintained and financial information used within the trust or for publication is reliable;
- The charitable company complies with its Memorandum and Articles of Association; and
- The charitable company has actively pursued all of its objectives and policies throughout the year.

Statement of disclosure of information to auditors

The Trustees who held office at the date of approval of this annual report confirm that:

- so far as they are aware there is no relevant audit information, information needed by the charitable company's auditors in connection with preparing their report, of which the charitable company's auditors are unaware; and
- they have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish the charitable company's auditors are aware of that information.

Auditors

A resolution proposing that Cadence Accounting Limited be re-appointed as auditors will be put to the members at the Annual General Meeting.

Approval

This report was prepared having taken advantage of the small companies' exemption in the Companies Act 2006 and was approved by the Trustees on 15th May 2021 and signed on their behalf by:

Philippa Verzhbitskaya
Director/Trustee

Date: 15th May 2021

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF BETH-EZRA TRUST

We have audited the financial statements of Beth-Ezra Trust (the 'charitable company') for the year ended 31 December 2020 which comprise the Statement of Financial Activities, the Balance Sheet, and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2020, and of its 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; and
- 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 charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company'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 other information comprises the information included in the trustees annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. 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. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF BETH-EZRA TRUST

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 (incorporating the directors' report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' 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 charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 and Charities Act 2011 require 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 directors' 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' exemption in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of Trustees

As explained more fully in the trustees' responsibilities statement set out on page 7, the trustees (who are also the directors of the charitable company 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 charitable company's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

The trustees have elected for the financial statements to be audited in accordance with the Charities Act 2011 rather than the Companies Act 2006. Accordingly, we have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

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 auditor's report.

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF BETH-EZRA TRUST

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

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.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with section 144 of the Charities Act 2011 and the regulations made under section 154 of that act. Our audit work has been undertaken so that we might state to the charitable company'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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Ryan Evans
(Senior Statutory Auditor)

For and on behalf of Cadence Accounting Limited
Chartered Accountants and Registered Auditors
219 Croydon Road
Caterham
Surrey
CR3 6PH

Date: 15th May 2021

BETH-EZRA TRUST
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2020
SUMMARY INCOME AND EXPENDITURE ACCOUNT

	Notes	Total Funds 2020 £	Total Fund 2019 £
INCOME FROM:			
Donations and legacies	2	436,328	127,384
Charitable activities:			
Residents' fees		765,702	702,039
Miscellaneous income		1,349	1,919
Grants		31,502	-
Investment income:			
Interest		10,760	11,477
Rent		35,860	91,745
Gross income in the reporting period		1,281,501	934,564
EXPENDITURE ON:			
Raising funds:			
Investment management costs		7,020	9,552
Charitable activities:			
Property expenses		74,157	79,693
Staff costs	4	600,700	580,018
Food and consumables		81,498	54,635
Other running costs	14	47,676	44,664
Depreciation/loss on disposal	5	35,020	34,487
Assistance given to residents		14,547	14,709
		860,618	817,758
Other:			
Governance costs		6,440	6,430
Total expenditure in the reporting period		867,058	824,188
Net income before gains on investments		414,443	110,376
Net gains on investments	6	25,241	-
Net income/(expenditure) for the financial year	3	439,684	110,376
Total funds brought forward		2,820,829	2,710,453
Total funds carried forward		3,260,513	2,820,829

All of the income relates to continuing activities of the Charity. The Charity has no recognised gains or losses other than those reported above.

All funds are unrestricted.

The notes on pages 14 to 20 form part of these financial statements.

**BETH-EZRA TRUST
BALANCE SHEET
AS AT 31 DECEMBER 2020**

	Notes	2020 £	2019 £
Fixed Assets			
Tangible Assets	5	735,955	723,538
Investments	6	1,115,931	1,027,588
		<u>1,851,886</u>	<u>1,751,126</u>
Current Assets			
Debtors	8	231,402	216,627
Investments	6	567,124	343,634
Cash at bank and in hand		734,659	623,642
		<u>1,533,185</u>	<u>1,183,903</u>
Liabilities			
Creditors: Amounts falling due within one year	9	124,558	114,200
		<u>1,408,627</u>	<u>1,069,703</u>
Net current assets		<u>1,408,627</u>	<u>1,069,703</u>
Total assets less current liabilities	10	<u>3,260,513</u>	<u>2,820,829</u>
The Funds of the Charity			
Unrestricted Funds:		3,260,513	2,820,829
TOTAL CHARITY FUNDS	11	<u>3,260,513</u>	<u>2,820,829</u>

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

For the year ending 31 December 2020 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies but as this company is a charity, it is subject to audit under the Charities Act 2011.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

Approved by the trustees on 15th May 2021 and signed on their behalf by:

Philippa Verzhbitskaya
Director/Trustee

Company number 1600026 (England and Wales)

The notes on pages 14 to 20 form part of these financial statements.

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

1.1 Basis of preparation and going concern

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with Financial Reporting Standard 102 ("FRS 102"), Financial Reporting Standard 102 (effective 1 January 2015) and the Companies Act 2006. Beth-Ezra Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historic cost or transaction value unless otherwise stated in the relevant accounting policy note(s). All amounts in the financial statements have been rounded to the nearest pound sterling.

The charity holds sufficient funds to secure its immediate future for the next year, and on this basis, the assessment of the trustees is that the charity is a going concern.

The charity has not prepared a statement of cash flows and is in compliance with FRS 102 1A Bulletin 1.

1.2 Income recognition policies

Items of income are recognised and included in the accounts when all of the following criteria are met:

- The charity has entitlement to the funds;
- any performance conditions attached to the item(s) of income have been met or are fully within the control of the charity;
- there is sufficient certainty that receipt of the income is considered probable; and
- the amount can be measured reliably.

For legacies, entitlement is taken as the earlier of:

- the date on which the charity is aware that probate has been granted;
- the estate has been finalised and notification has been made by the executor(s) to the charity that a distribution will be made; or
- when a distribution is received from the estate.

Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the charity or the charity is aware of the granting of probate and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Residents' fees received in advance of the provision of the service are deferred until the criteria for income recognition is met.

Government grants are recognised when there is reasonable assurance that the charity will comply with the conditions attaching to the grant and the grant will be received.

Gifts in kind are accounted for when received by the Charity.

1.3 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity. This is normally upon notification of the interest paid or payable by the Bank.

1.4 Fund accounting

The general fund comprises income that is available to meet the general objectives of the Charity. The fixed assets fund is a designated fund for the maintenance of the Charity's tangible fixed assets. Details of the movements on each of these funds are set out in note 11.

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies (continued)

1.5 Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Expenditure on charitable activities includes the direct costs of running the residential care home, Beth Ezra, which is undertaken to further the purposes of the charity and associated support costs.
- Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity such as preparing and auditing statutory accounts and trustees' expenses.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

1.6 Operating leases

Rentals payable under operating leases are charged to the profit and loss account on a straight line basis over the period of the lease.

1.7 Fixed Assets: Tangible Assets

Individual fixed assets costing £500 or more are capitalised at cost and are depreciated over their estimated useful economic lives on a straight line basis as follows:

Additions to freehold and leasehold buildings	5%
Fixtures and equipment	10%-25%
Soft furnishings	20%

No depreciation has been charged on the original cost of freehold and leasehold land and buildings as it is the trust's policy to maintain its properties in a state of good repair and such expenditure is charged to the income and expenditure account in the period in which it is incurred. However, additions to buildings which are considered to have a finite useful life are depreciated at 5% on cost.

1.8 Fixed Assets: Investments

The charity holds four leasehold properties which are valued annually: every fifth year by a professional valuer and in the intervening years by the Board with reference to current local markets.

Investments also include bonds with remaining maturity longer than one year. These are valued at transaction price including any transaction costs.

1.9 Current Assets: Investments

Investments held within Current Assets comprise:

- i) Bonds with remaining maturity between three months and one year. These are valued at transaction price including any transaction costs.
- ii) Listed Investments which are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value at the balance sheet date using the closing quoted market price. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading "Net gains/(losses) on investments" in the statement of financial activities. The charity does not acquire put options, derivatives or complex financial instruments.

1.10 Debtors

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

1.11 Cash at bank and in hand

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

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2020 (continued)

1 Accounting policies (continued)

1.12 Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

2 Income from donations and legacies	2020	2019
	£	£
Donations:		
Gifts	20,361	10,703
Legacies	415,967	116,681
	<u>£436,328</u>	<u>£127,384</u>

3 Net incoming resources	2020	2019
	£	£
This is stated after charging:		
Depreciation of tangible fixed assets owned by the Charity	35,020	34,487
Auditors' remuneration – audit	5,820	5,640

4 Employee information

The average number of staff employed during the year was 33 (2019: 30). Most of these were involved in the care of residents. Third party agencies are used to supply staff where necessary to supplement existing employees. These agency costs amounted to £19,784 in the year (2019: £23,887).

Staff costs for the year	2020	2019
	£	£
Wages and salaries	535,394	512,679
Social security costs	36,518	35,405
Employer's contribution to defined contribution pension scheme	9,004	8,047
Agency staff	19,784	23,887
	<u>£600,700</u>	<u>£580,018</u>

The management team received employee benefits of £2,601 (2019: £908) comprising employer pension benefits during the year. No employee received remuneration of more than £60,000.

Wages and salaries include a settlement payment of £3,000 to a former employee.

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2020 (continued)

5 Fixed Assets: Tangible Assets

	Freehold Property	Fixtures and Equipment	Total
	£	£	£
Cost			
As at 1 January 2020	764,091	256,759	1,020,850
Additions	9,790	37,647	47,437
As at 31 December 2020	<u>£773,881</u>	<u>£294,406</u>	<u>£1,068,287</u>
Accumulated depreciation			
As at 1 January 2020	117,577	179,735	297,312
Charge for the year	9,939	25,081	35,020
As at 31 December 2020	<u>£127,516</u>	<u>£204,816</u>	<u>£332,332</u>
Net book value			
As at 31 December 2020	<u>£646,365</u>	<u>£89,590</u>	<u>£735,955</u>
As at 31 December 2019	<u>£646,514</u>	<u>£77,024</u>	<u>£723,538</u>

Freehold property includes an amount of £534,200 (2019: £534,200) on which no depreciation has been charged (see note 1.7). The trustees consider that the properties are in good condition and the net realisable value is higher than the book value. A formal valuation has not been obtained, as in the opinion of the trustees, the cost of a professional valuation would outweigh the benefit to the users of the accounts and a valid comparison with other properties cannot be made. All fixed assets are used for charitable purposes.

6 Investments

Fixed Assets: Investments	2020	2019
	£	£
Leasehold Property	1,027,588	1,027,588
Bonds	88,343	-
	<u>£1,115,931</u>	<u>£1,027,588</u>
Leasehold Property: valuation		
	2020	2019
	£	£
As at 1 January	1,027,588	1,027,588
Change in valuation	-	-
As at 31 December	<u>£1,027,588</u>	<u>£1,027,588</u>

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2020 (continued)

6 Investments (continued)

Fixed Asset Investments: Leasehold Property comprises four leasehold properties which are let on a commercial basis. Following a market review, the trustees do not consider that the valuations of the properties at 31 December 2020 are materially different to the historic cost.

Fixed Asset Investments: Bonds comprises one bond with an original maturity of two years.

Current Assets: Investments	2020	2019
	£	£
Listed investments	221,460	-
Bonds	345,664	343,643
	<u>£567,124</u>	<u>£343,643</u>

Listed investments	2020	2019
	£	£
Fair value at 1 January	-	-
Legacy receipt	173,264	-
Additions at cost	65,411	-
Disposal proceeds	(42,456)	-
Net gain on change in fair value	25,241	-
As at 31 December	<u>£221,460</u>	<u>-</u>
Historic cost	<u>£200,364</u>	<u>-</u>

Current Assets: Investments comprises four bonds with an original maturity of one year.

7 Capital commitments

Capital Commitments at the end of 2020 amounted to £Nil (2019 - £Nil).

8 Debtors	2020	2019
	£	£
Due within one year:		
Prepayments and other debtors	15,524	8,004
Residents' fees	9,232	28,330
Income tax recoverable	293	263
Rent receivable	4,750	113,362
Legacies receivable	201,603	66,668
	<u>£231,402</u>	<u>£216,627</u>

Rent receivable relates to accrued income from leasehold properties.

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2020 (continued)

9	Creditors	2020	2019
		£	£
	Amounts falling due within one year:		
	Trade creditors	16,960	11,526
	Residents fees paid in advance	16,363	7,478
	Taxation and social security	12,268	9,555
	Accrued expenses	65,023	72,114
	Deferred income	3,957	3,540
	Property rental deposits	9,987	9,987
		£124,558	£114,200

10	Analysis of Net Assets Between Funds:	Unrestricted Reserves 2020	Total Funds 2020
		£	£
	Fixed Assets	1,851,886	1,851,886
	Current assets	1,533,185	1,533,185
	Current liabilities	(124,558)	(124,558)
	Total	£3,260,513	£3,260,513
		2019	2019
		£	£
	Fixed Assets	1,751,126	1,751,126
	Current assets	1,183,903	1,183,903
	Current liabilities	(114,200)	(114,200)
	Total	£2,820,829	£2,820,829

11	Analysis of Movements on Funds:	Opening Balance at 01-01-2020	Incoming Resources	Resources Expended	Transfers between funds	Closing Balance at 31-12-2020
		£	£	£	£	£
	Unrestricted Funds					
	General Fund	1,069,703	1,306,742	(867,058)	(100,760)	1,408,627
	Fixed Assets Fund	1,751,126	-	-	100,760	1,851,886
	Total Funds	2,820,829	1,306,742	(867,058)	-	£3,260,513

At 31 December 2009, a designated fund was set up by transfer from the general fund to provide for the maintenance of the Charity's tangible fixed assets.

BETH-EZRA TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2020 (continued)

12 Legal entity

Beth-Ezra Trust is a private company limited by guarantee, incorporated and registered in England, and not having a share capital. Each member has a liability not exceeding £1.

The address of the registered office and its place of business is:

Beth Ezra
52 Smitham Bottom Lane
Purley
Surrey
CR8 3DB

13 Trustees expenses and transactions with related parties

None of the Trustees were paid any remuneration or received any other benefits from an employment with the Charity or a related entity.

Expenses were paid to one Trustee during the year for reimbursement of business costs incurred on behalf of the charity. These amounted to £31 (2019 - £134). There were no transactions with related parties.

Indemnity insurance at a cost of £656 (2019 - £655) was taken up during the year to protect the charity from loss arising from neglect or default of trustees and senior management and to indemnify trustees and senior management against the consequences of any neglect or default on their part. These costs are included in governance costs (see page 12).

14 Operating leases

The Charity has entered into a non-cancellable operating lease for telephone equipment. In the year to 31 December 2020, the Charity paid £1,828 in lease payments under this contract. The future minimum lease payments as at 31 December 2020 are as follows:

- Not later than one year: £1,828
- Later than one year and not later than five years: £208