

Charity Registration No. 326329

Company Registration No. 01671900 (England and Wales)

LOCALTRENT LIMITED
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

LOCALTRENT LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Governors	Mr Hyman Weiss Mrs Mina Weiss Mr Philip Weiss
Charity number	326329
Company number	01671900
Principal address	Heaton House 148 Bury Old Road Manchester M7 4SE
Registered office	Heaton House 148 Bury Old Road Manchester M7 4SE
Independent examiner	Lopian Gross Barnett & Co 1st Floor, Cloister House Riverside New Bailey Street Manchester M3 5FS

LOCALTRENT LIMITED

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LOCALTRENT LIMITED

GOVERNORS' REPORT (INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 31 MARCH 2021

The governors present their report and accounts for the year ended 31 March 2021.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016).

Objectives and activities

The charity's objectives are to aid the advancement of religion in accordance with the Orthodox Jewish faith and the relief of poverty and other charitable purposes for the public benefit. The policies adopted in furtherance of these objects are to identify Orthodox Jewish Charities which carry out activities such as providing Orthodox Jewish education and other activities which advance religion in accordance with the Orthodox Jewish faith or which relieve poverty and there has been no change in these during the year.

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

The charity's income is generated from investment income and gains and charitable donations which is then distributed to meet the above objectives after allowing for funds required for investment in the charity joint property syndicates.

The objective of the charity for the year was to maintain a stable flow of donations to worthy causes in the Jewish community. The governors also aim to expand the charity's investment portfolio when the opportunity arises. No particular criteria or measures are used to assess success in achieving these aims or objectives.

The governors have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

The charity has continued to distribute funds to other charities and charitable causes during the year. The governors are pleased with the investment performance and with the level of donations given to worthy causes.

Financial review

The governors' investment powers are governed by the company's Memorandum of Association which permits the company to invest as may be determined by the governors.

The governors are experienced property investors and have invested the company's funds in various properties with others in order to generate funds for distribution. Investments are chosen on the basis of achieving a yield in excess of that available from cash deposits while maintaining a high degree of security of income and the underlying assets.

During the year, in order to simplify matters, the charity's subsidiaries transferred all of their investment property interests to the company at book value.

The charity's own investments generated £252,762 with a further £115,000 in donations. Accordingly, the total of incoming resources were £367,762 which left a surplus of £349,760 after expenses of £18,002.

The charity distributed £272,407 to various charities for the relief of poverty and the advancement of religion in accordance with the Orthodox Jewish faith.

LOCALTRENT LIMITED

GOVERNORS' REPORT (CONTINUED)(INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 31 MARCH 2021

There is no policy to maintain a level of reserves other than as required for the charity's investment portfolio.

The governors' investment powers are governed by the charity's memorandum of association that permits the charity to invest as may be determined by the governors.

The governors have identified the principal risks and uncertainties facing the charity and have also adopted plans and strategies to manage these as follows:

- Decline in values of investment properties are managed by investing in good quality buildings with reliable tenants as confirmed by independent valuations obtained on purchase and by regular monitoring by the governors:
- Decrease in income is managed by letting to reliable tenants as above; maintaining informal reserves in the charity; and having funds available to the governors to loan to the charity if required.

The governors have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

Structure, governance and management

The charity is a company limited by guarantee. It was incorporated on 14 October 1982 and registered as a charity on the same date. The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association.

LOCALTRENT LIMITED

GOVERNORS' REPORT (CONTINUED)(INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 31 MARCH 2021

The governors, who are also directors for the purpose of company law, and who served during the year were:

Mr Hyman Weiss

Mrs Mina Weiss

Mr Philip Weiss

Mrs Yocheved Weiss

(Retired 16 March 2022)

Mrs Zissel Weiss

(Retired 16 March 2022)

Mr Bernardin Weiss

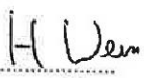
(Deceased 29 October 2020)

Governors are recommended and appointed by the Board of Governors, training would be offered to new governors by existing governors.

None of the governors has any beneficial interest in the company. All of the governors are members of the company and guarantee to contribute £1 in the event of a winding up.

The board of governors administers the charity.

The governors' report was approved by the Board of Governors.


.....
Mr Hyman Weiss
Governor
Dated: 29/03/2022

LOCALTRENT LIMITED

INDEPENDENT EXAMINER'S REPORT TO THE GOVERNORS OF LOCALTRENT LIMITED

I report to the governors on my examination of the financial statements of Localtrrent Limited (the charity) for the year ended 31 March 2021.

Responsibilities and basis of report

As the governors of the charity (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

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

Independent examiner's statement

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of The Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

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

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

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



Alex Kahan FCA
Lopian Gross Barnett & Co

Chartered Accountants
1st Floor, Cloister House
Riverside
New Bailey Street
Manchester
M3 5FS

Dated: 29/3/2022

LOCALTRENT LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2021

		Unrestricted funds 2021	Unrestricted funds 2020
	Notes	£	£
<u>Income from:</u>			
Donations and legacies	3	115,000	113,688
Investment income	4	252,762	117,233
Total income		<u>367,762</u>	<u>230,921</u>
<u>Expenditure on:</u>			
Charitable activities	5	272,407	268,953
Other	9	18,002	20,214
Total resources expended		<u>290,409</u>	<u>289,167</u>
Net income/(expenditure) for the year/ Net incoming/(outgoing) resources		77,353	(58,246)
Other recognised gains and losses			
Loss on disposal of tangible fixed assets		-	(173,451)
Other gains or losses	11	-	4
Net movement in funds		<u>77,353</u>	<u>(231,693)</u>
Fund balances at 31 March 2021		<u><u>1,172,230</u></u>	<u><u>1,094,877</u></u>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

LOCALTRENT LIMITED

BALANCE SHEET

AS AT 31 MARCH 2021

	Notes	2021 £	£	2020 £	£
Fixed assets					
Investment properties	12	400,000		400,000	
Investments	13	110		110	
Investments in joint property syndicates	14	2,096,216		858,431	
		<u>2,496,326</u>		<u>1,258,541</u>	
Current assets					
Debtors	15	56,220		172,932	
Cash at bank and in hand		64,916		21,182	
		<u>121,136</u>		<u>194,114</u>	
Creditors: amounts falling due within one year	17	(1,322,836)		(225,162)	
Net current liabilities		(1,201,700)		(31,048)	
Total assets less current liabilities		<u>1,294,626</u>		<u>1,227,493</u>	
Creditors: amounts falling due after more than one year	18	(122,396)		(132,616)	
Net assets		<u>1,172,230</u>		<u>1,094,877</u>	
Income funds					
Unrestricted funds		1,172,230		1,094,877	
		<u>1,172,230</u>		<u>1,094,877</u>	

LOCALTRENT LIMITED

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2021

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2021.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

The financial statements were approved by the Governors on 29/03/2022

H. Weiss

Mr Hyman Weiss
Trustee

Company Registration No. 01671900

LOCALTRENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

1 Accounting policies

Charity information

Localtrent Limited is a private company limited by guarantee incorporated in England and Wales. The registered office is Heaton House, 148 Bury Old Road, Manchester, M7 4SE.

1.1 Accounting convention

The accounts have been prepared in accordance with the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the governors have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the governors continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the governors in furtherance of their charitable objectives.

Funds held by the charity are all unrestricted. These being funds which can be used in accordance with the charitable objects at the discretion of the governors.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

LOCALTRENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

1 Accounting policies

(Continued)

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

Expenditure is recognised on an accruals basis as a liability is incurred.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Other costs include all costs involving the public accountability of the charity and its compliance with regulation and good practice. These include costs related to legal fees.

Charitable distributions represent donations paid to religious, educational and similar charities, and are recognised when payment is made by the charity.

1.6 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.7 Fixed asset investments

A subsidiary is an entity controlled by the charity. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks.

1.9 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method. Financial assets classified as receivable within one year are not amortised.

LOCALTRENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

1 Accounting policies

(Continued)

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.10 Investments in joint property syndicates

The charity has a number of joint interests in various properties each of which is owned by a syndicate of similar participators. These investments are stated at the net cost of participation in the syndicate plus accumulated surpluses less deficiencies and drawings from the syndicate.

No revaluation of the underlying properties has been reflected in the accounts.

1.11 Group accounts

The financial statements present information about the company as an individual undertaking and not about its group. The company and its subsidiary undertakings comprise a small-sized group. The company has therefore taken advantage of the exemptions provided by section 399 of the Companies Act 2006 not to prepare group accounts.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the governors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Donations and legacies

	2021	2020
	£	£
Donations and gifts	115,000	113,688

Donations include £ Nil (2020: £113,688) from the company's subsidiaries.

LOCALTRENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) **FOR THE YEAR ENDED 31 MARCH 2021**

4 Investment income

	Unrestricted funds	Unrestricted funds
	2021	2020
	£	£
Rental income	5,578	33,877
Rental expenses	(7,084)	(61,992)
Net rental income	(1,506)	(28,115)
Property investment surpluses	254,267	146,335
Interest receivable	1	13
	<u>252,762</u>	<u>117,233</u>

5 Charitable activities

	Charitable distribution s	Charitable distribution s
	2021	2020
	£	£
Grant funding of activities (see note 6)	<u>272,407</u>	<u>268,953</u>

6 Grants payable

	Charitable distributions 2021 £	Charitable distributions 2020 £
Grants to institutions:		
Orthodox Jewish education & religious studies	89,027	63,073
Advancement of religion & orthodox Jewish faith	74,000	83,162
Relief of hardship & poverty in Jewish community	109,380	122,718
	<u>272,407</u>	<u>268,953</u>

LOCALTRENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

6 Grants payable

(Continued)

Material grants issued in the period were:

	£
Asser Bishvil	21,000
Bederech Kovid	20,000
Bnos Yisroel School	5,000
Chasdei Yoel Charitable Trust	50,900
Cong Yetev Lev	21,500
Duschinsky Trust	6,300
Keren Chochmas Shlomo Trust	25,000
New Rachmastrivke Synagogue Trust	5,000
Noam Halvovos	5,000
Shaykel Esuh	6,280
Tchaba Kollel	10,500
UTA	7,100
Yeshiva Ohel Shimon	5,700
Zoreia Zedokos	10,000
	<hr/>
	199,280
Other grants (less than £5,000)	73,127
	<hr/>
	272,407
	<hr/>

7 Governors

None of the governors (or any persons connected with them) received any remuneration or expenses during the year.

8 Employees

The average monthly number of employees during the year was:

	2021 Number	2020 Number
Total	-	-
	<hr/>	<hr/>

There were no employees whose annual remuneration was more than £60,000.

LOCALTRENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) **FOR THE YEAR ENDED 31 MARCH 2021**

9 Other

	2021	2020
	£	£
Accountancy charges	5,600	5,600
Sundry expenses	1,313	1,172
Bank charges and interest	248	746
Financing costs	7,841	9,696
Management charges	3,000	3,000
	<u>18,002</u>	<u>20,214</u>

10 Taxation

The activities of Localtrrent Limited are exempt from direct taxation under part II of Corporation Tax Act 2010.

11 Other gains or losses

	Unrestricted funds
	2020 £
Foreign exchange gains	(4)

12 Investment property

	2021 £
Fair value	
At 1 April 2020 and 31 March 2021	<u>400,000</u>

The fair value of the investment property has been arrived at on the basis of a valuation carried out by the governors who have considerable experience within the commercial property sector. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

	2021 £	2020 £
Freehold	400,000	400,000
Long leasehold	-	-
Short leasehold	-	-

LOCALTRENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) **FOR THE YEAR ENDED 31 MARCH 2021**

13 Fixed asset Investments

	Other investments
Cost or valuation	
At 1 April 2020 & 31 March 2021	110
Carrying amount	
At 31 March 2021	110
At 31 March 2020	110

Other investments comprise:	Notes	2021 £	2020 £
Investments in subsidiaries	20	110	110

14 Investments in joint property syndicates

	£
At 1 April 2020	858,432
Transfers from subsidiaries	1,261,447
Surplus for the year	254,267
Capital repayments	(277,930)
At 31 March 2021	2,096,216

During the year the charity's two subsidiaries transferred their investment property interests to the charity at book value.

The joint property investments in which the charity is a participator has borrowings secured on the properties owned by the syndicates. The charity's share of such borrowings is not shown in the balance sheet in view of the extent of the security provided by the properties.

LOCALTRENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) **FOR THE YEAR ENDED 31 MARCH 2021**

15 Debtors

	2021 £	2020 £
Amounts falling due within one year:		
Trade debtors	22	23
Amounts owed by subsidiary undertakings	-	172,361
Other debtors	56,198	548
	<u>56,220</u>	<u>172,932</u>

16 Loans and overdrafts

	2021 £	2020 £
Bank loans	<u>135,333</u>	<u>148,616</u>
Payable within one year	12,937	16,000
Payable after one year	<u>122,396</u>	<u>132,616</u>

The charity has a loan with an interest rate of 5.25% above libor and is repayable in 2027 by 48 quarterly payments, with a total of £26,000 currently repayable per annum (including interest).

17 Creditors: amounts falling due within one year

	Notes	2021 £	2020 £
Bank loans	16	12,937	16,000
Trade creditors		33,979	26,532
Amounts due to subsidiary undertakings		1,089,977	100
Other creditors		177,450	175,810
Accruals and deferred income		8,493	6,720
		<u>1,322,836</u>	<u>225,162</u>

18 Creditors: amounts falling due after more than one year

	Notes	2021 £	2020 £
Bank loans	16	<u>122,396</u>	<u>132,616</u>

LOCALTRENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

19 Related party transactions

The charity had the following loan transaction during the year which is repayable on demand.
The company has substantially the same directors/governors as the charity.

	Balance b/fwd	Amount received in the year	Balance c/ fwd
Ardina Limited	42,000	NIL	42,000

20 Subsidiaries

Details of the charity's wholly owned subsidiaries at 31 March 2021 are as follows:

Name of undertaking	Registered office	Nature of business	Class of shares held	% Held	
				Direct	Indirect
Park Lane One Estates Limited	England & Wales	Property Investors	Ordinary	100.00	
Wallflower Investments Limited	England & Wales	Property Investors	Ordinary	100.00	

The aggregate capital and reserves and the result for the year of subsidiaries excluded from consolidation was as follows:

Name of undertaking	Profit/(Loss)	Capital and Reserves
	£	£
Park Lane One Estates Limited	(6,296)	10,731
Wallflower Investments Limited	(1,351)	81,816