

**REGISTERED COMPANY NUMBER: 01637128 (England and Wales)**  
**REGISTERED CHARITY NUMBER: 1096584**

**RONTADES LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**REPORT OF THE TRUSTEES AND**  
**CONSOLIDATED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2019**

Sugarwhite Meyer Accountants Ltd  
Chartered Accountants & Statutory Auditor  
First Floor  
94 Stamford Hill  
London  
N16 6XS

# RONTADES LIMITED

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# RONTADES LIMITED

## REFERENCE AND ADMINISTRATIVE DETAILS FOR THE YEAR ENDED 30 JUNE 2019

<b>TRUSTEES</b>	N Bleier (Chairman) J S Bleier I Mett
<b>COMPANY SECRETARY</b>	N Bleier
<b>REGISTERED OFFICE</b>	First Floor 94 Stamford Hill London N16 6XS
<b>PRINCIPAL ADDRESS</b>	Unit 3 Edge Business Centre Humber Road London NW2 6EW
<b>REGISTERED COMPANY NUMBER</b>	01637128 (England and Wales)
<b>REGISTERED CHARITY NUMBER</b>	1096584
<b>AUDITORS</b>	Sugarwhite Meyer Accountants Ltd Chartered Accountants & Statutory Auditor First Floor 94 Stamford Hill London N16 6XS
<b>BANKERS</b>	Allied Irish Bank 202-204 Finchley Road London NW3 6BX  Barclays Bank plc 1 Churchill Place London E14 5HP

## RONTADES LIMITED

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 30 JUNE 2019

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 30 June 2019. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015).

#### REFERENCE AND ADMINISTRATIVE DETAILS

Reference and administrative details of the company are shown on page 1 of the financial statements and forms part of this report.

#### OBJECTIVES AND ACTIVITIES

##### Objectives for the public benefit

The objects of the charity are the advancement of religion in accordance with the orthodox Jewish faith, the relief of poverty, and for such other purposes as are recognised by English law as charitable.

To achieve the objects, the charity makes grants to charity organisations that fall within the objectives of the charity.

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

##### Grantmaking policy

In general the trustees select the institutions to be supported according to their personal knowledge of work of the institution. All applications are carefully considered, discreetly and with sympathy and help is given according to circumstances and funds then available.

Grants are made to various institutions which accord with the charity's objects. These grants are regularly monitored to ensure compliance with the objects of the charity.

#### STRATEGIC REPORT

##### Achievement and performance

The charity receives income from its investments, subsidiary undertakings and voluntary income from charities connected to the trustees.

During the year the charity continued its philanthropic activities and maintained its support of organisations engaging in education, advancement of religion, and the relief of poverty. Investment income decreased slightly and the trustees increased grantmaking, resulting in a small increase in the group's reserves, to enable the charity to make further investments in properties and property syndicates.

The subsidiary companies receive their income from investments in property and property syndicates, both types of investments being profitable.

##### Financial review

###### *Financial position*

The financial position of the charity and its subsidiaries is satisfactory.

The charity's consolidated Statement of Financial Activities shows a net surplus of £652,161 (2018: £1,601,487) and total reserves of £27,862,255 (2018: £27,210,094).

## RONTADES LIMITED

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 30 JUNE 2019

#### STRATEGIC REPORT

##### Financial review

###### *Investment policy and objectives*

The group policy is that the subsidiary companies pay over to Rontades Limited their profits, which would otherwise be liable to UK corporation tax, by way of gift aid. As a result, the charity's reserves have increased considerably over the years. The charity's policy is to make loans to its subsidiaries at a variable rate of interest. This enables them to acquire and develop properties and thereby generate profits.

As well as the trustees' expertise in selecting suitable profitable investments with good growth prospects and rental yields, the charity uses RICS approved and other professional advisors.

###### *Reserves policy*

The charity holds sufficient reserves to be able to respond to calls from charitable organisations, to invest in syndicates as appropriate and to meet calls for funds from its subsidiaries.

##### Principal risks and uncertainties

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

It is the policy of the trustees to carry out a risk review before loans are granted for the purchase of properties or investments, in order to ensure repayment and a market return.

When monies are invested in syndicates, the associated risks are carefully considered and reviewed regularly.

##### Future plans

The trustees anticipate that, subject to incoming resources, the charity will continue on a similar basis in the foreseeable future and there are no plans for any major changes.

#### STRUCTURE, GOVERNANCE AND MANAGEMENT

##### Governing document

Rontades Limited is a company limited by guarantee governed by its Memorandum and Articles of Association dated 20 May 1982.

##### Organisational structure

The trustees are responsible for the day to day running of the charity. The power to appoint new trustees is vested in the continuing board. It is not the intention of the trustees of the charity to appoint any new trustees. Should the situation change in the future, the trustees will apply suitable recruitment, induction and training procedures in accordance with the Charity Commission's guidelines.

All trustees give their time voluntarily and no benefit or expenses were paid to them in the year.

##### Group structure

The charity has the following non-charitable operating subsidiaries:

<u>Company</u>	<u>Company Registration Number</u>	<u>Percentage Shareholding</u>
Hiltona Limited	02877741	100%
Ironhawk Limited	01885811	100%
Twillam Limited	01621763	100%

The charity also has majority interests in property syndicate investments as shown in Note 11.

## **RONTADES LIMITED**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 30 JUNE 2019**

#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

##### **Related parties**

Details of transactions with Related Parties are disclosed in Note 19 to the Financial Statements.

#### **STATEMENT OF TRUSTEES RESPONSIBILITIES**

The trustees (who are also the directors of Rontades Limited for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

#### **AUDITORS**

The auditors, Sugarwhite Meyer Accountants Ltd, will be proposed for re-appointment at the forthcoming Annual General Meeting.

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

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on 30 March 2020 and signed on the board's behalf by:

J S Bleier - Trustee

## REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF RONTADES LIMITED

### Opinion

We have audited the financial statements of Rontades Limited (the 'charitable company') for the year ended 30 June 2019 which comprises the Group Statement of Financial Activities, the Group and Parent Charitable Company Balance Sheets, the Group Cash Flow Statement and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

This report is made solely to the charitable company's trustees, as a body, in accordance with Chapter 144 of the Charities Act 2011 and regulations made under Section 154 of that Act. Our audit work has been undertaken so that we might state to the charitable company's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 30 June 2019 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, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'; 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 Auditors' 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

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

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

### Other information

The trustees are responsible for the other information. The other information comprises the information in the annual report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, 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.

## REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF RONTADES LIMITED

### **Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- the charitable company has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

### **Responsibilities of trustees**

As explained more fully in the Statement of Trustees' Responsibilities set out on page four, 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 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 related 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.

### **Our responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors 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.

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](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Auditors.

Sugarwhite Meyer Accountants Ltd  
Chartered Accountants and Statutory Auditor  
Eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006  
First Floor  
94 Stamford Hill  
London  
N16 6XS

30 March 2020

**RONTADES LIMITED**

**CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES  
(INCORPORATING CONSOLIDATED INCOME AND EXPENDITURE ACCOUNT)  
FOR THE YEAR ENDED 30 JUNE 2019**

	Notes	2019 Unrestricted fund £	2018 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	2	102,000	115,662
Investment income	3	2,304,403	2,395,149
Other income		-	83,481
<b>Total income</b>		<u>2,406,403</u>	<u>2,594,292</u>
<b>EXPENDITURE ON</b>			
<b>Raising funds</b>	4		
Investment management costs		275,249	258,847
<b>Charitable activities</b>	5		
Charitable activities		1,431,827	878,248
<b>Total expenditure</b>		<u>1,707,076</u>	<u>1,137,095</u>
Net gains/(losses) on investments	8	17,839	163,849
<b>NET INCOME BEFORE TAXATION</b>		717,166	1,621,046
Taxation	10	-	43,494
<b>NET INCOME AFTER TAXATION</b>		717,166	1,664,540
Attributable to non-controlling interest		(65,005)	(63,053)
<b>NET MOVEMENT IN FUNDS</b>		652,161	1,601,487
<b>RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>		27,210,094	25,608,607
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><u>27,862,255</u></u>	<u><u>27,210,094</u></u>

**CONTINUING OPERATIONS**

All income and expenditure has arisen from continuing activities.

The notes form part of these financial statements

**RONTADES LIMITED**

**COMPANY STATEMENT OF FINANCIAL ACTIVITIES  
(INCORPORATING INCOME AND EXPENDITURE ACCOUNT)  
FOR THE YEAR ENDED 30 JUNE 2019**

	Notes	2019 Unrestricted fund £	2018 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	2	102,000	115,662
Investment income	3	2,004,713	2,194,775
<b>Total income</b>		<u>2,106,713</u>	<u>2,310,437</u>
<b>EXPENDITURE ON</b>			
<b>Raising funds</b>			
Investment management costs	4	55,455	38,522
<b>Charitable activities</b>			
Charitable activities	5	1,414,007	860,428
<b>Total expenditure</b>		<u>1,469,462</u>	<u>898,950</u>
Net gains/(losses) on investments	8	-	3,594
<b>NET MOVEMENT IN FUNDS</b>		637,251	1,415,081
<b>RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>		21,281,334	19,866,253
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><u>21,918,585</u></u>	<u><u>21,281,334</u></u>

**CONTINUING OPERATIONS**

All income and expenditure has arisen from continuing activities.

**RONTADES LIMITED (REGISTERED NUMBER: 01637128)**

**CONSOLIDATED BALANCE SHEET AND CHARITABLE COMPANY BALANCE SHEET  
AS AT 30 JUNE 2019**

		<b>Group</b>		<b>Company</b>	
		<b>2019</b>	<b>2018</b>	<b>2019</b>	<b>2018</b>
	<b>Notes</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>FIXED ASSETS</b>					
Investments	11	9,470,426	8,872,649	6,768,390	5,943,073
Investment property	12	<u>17,806,401</u>	<u>17,736,251</u>	<u>5,819,524</u>	<u>5,743,232</u>
		27,276,827	26,608,900	12,587,914	11,686,305
<b>CURRENT ASSETS</b>					
Debtors	13	3,531,689	1,050,885	8,961,914	6,854,697
Cash at bank and in hand		<u>917,739</u>	<u>3,502,673</u>	<u>452,568</u>	<u>2,871,744</u>
		4,449,428	4,553,558	9,414,482	9,726,441
<b>CREDITORS</b>					
Amounts falling due within one year	14	<u>(1,557,975)</u>	<u>(1,571,827)</u>	<u>(83,811)</u>	<u>(131,412)</u>
<b>NET CURRENT ASSETS</b>		<u>2,891,453</u>	<u>2,981,731</u>	<u>9,330,671</u>	<u>9,595,029</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		30,168,280	29,590,631	21,918,585	21,281,334
<b>CREDITORS</b>					
Amounts falling due after more than one year	15	(955,823)	(1,053,029)	-	-
Provisions for liabilities	17	<u>(652,789)</u>	<u>(652,789)</u>	-	-
<b>NET ASSETS</b>		28,559,668	27,884,813	21,918,585	21,281,334
Non-controlling interest		<u>(697,413)</u>	<u>(674,719)</u>	-	-
<b>NET ASSETS ATTRIBUTABLE TO THE PARENT CHARITABLE COMPANY</b>		<u>27,862,255</u>	<u>27,210,094</u>	<u>21,918,585</u>	<u>21,281,334</u>
<b>FUNDS OF THE CHARITY</b>					
Unrestricted funds	18	23,033,418	22,381,257	21,819,872	21,182,621
Fair value reserve	18	<u>4,828,837</u>	<u>4,828,837</u>	<u>98,713</u>	<u>98,713</u>
<b>TOTAL CHARITY FUNDS</b>		<u>27,862,255</u>	<u>27,210,094</u>	<u>21,918,585</u>	<u>21,281,334</u>

The immediately following page forms an integral part of this balance sheet.

The notes form part of these financial statements

## **RONTADES LIMITED**

### **BALANCE SHEET - CONTINUED AS AT 30 JUNE 2019**

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 June 2019, but as a charity, it is subject to audit under the Charities Act 2011.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 June 2019 in accordance with section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

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

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small charitable companies.

The financial statements were approved by the Board of Trustees on 30 March 2020 and were signed on its behalf by:

J S Bleier - Trustee

N Bleier – Trustee

**RONTADES LIMITED**

**CONSOLIDATED CASH FLOW STATEMENT  
FOR THE YEAR ENDED 30 JUNE 2019**

	Notes	2019 £	2018 £
<b>Cash flows from operating activities</b>			
Cash generated from operations	1	(2,094,590)	3,459,331
Interest paid		<u>(25,956)</u>	<u>(22,920)</u>
<b>Net cash provided by (used in) from operating activities</b>		<u>(2,120,546)</u>	<u>3,436,411</u>
<b>Cash flows from investing activities</b>			
Purchase of fixed asset investments		(1,917,180)	(1,057,585)
Purchase of investment property		(85,756)	(1,894,457)
Sale of fixed asset investments		1,334,323	1,348,421
Sale of investment property		18,525	160,700
Interest received		<u>185,700</u>	<u>264,711</u>
<b>Net cash provided by (used in) investing activities</b>		<u>(464,388)</u>	<u>(1,178,210)</u>
<b>Change in cash and cash equivalents in the reporting period</b>		(2,584,934)	2,258,201
<b>Cash and cash equivalents at the beginning of the reporting period</b>	2	3,502,673	1,244,472
<b>Cash and cash equivalents at the end of the reporting period</b>	2	<u>917,739</u>	<u>3,502,673</u>

The notes form part of these financial statements

**RONTADES LIMITED**

**NOTES TO THE CONSOLIDATED CASH FLOW STATEMENT  
FOR THE YEAR ENDED 30 JUNE 2019**

**1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
<b>Net income for the reporting period (as per the statement of Financial activities)</b>	674,855	1,766,963
<b>Adjustments for:</b>		
Losses/(gains) on investments	(17,839)	(163,849)
Interest paid	25,956	22,920
Interest received	(185,700)	(264,711)
(Gains)/losses on investment assets	-	-
(Increase)/Decrease in debtors	(2,480,804)	2,095,254
Increase/(Decrease) in creditors	<u>(111,058)</u>	<u>2,754</u>
<b>Cash generated from operations</b>	<u><u>(2,094,590)</u></u>	<u><u>3,459,331</u></u>

**2. CASH AND CASH EQUIVALENTS**

The amounts disclosed on the Cash Flow Statement in respect of cash and cash equivalents are in respect of these Balance Sheet amounts:

**Year ended 30 June 2019**

	<b>30.6.19</b>	<b>1.7.18</b>
	<b>£</b>	<b>£</b>
Cash and cash equivalents	<u>917,739</u>	<u>3,502,673</u>

**Year ended 30 June 2018**

	<b>30.6.18</b>	<b>1.7.17</b>
	<b>£</b>	<b>£</b>
Cash and cash equivalents	<u>3,502,673</u>	<u>1,244,472</u>

## RONTADES LIMITED

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2019

#### 1. ACCOUNTING POLICIES

##### **Basis of preparing the financial statements**

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets.

##### **Basis of consolidation**

The group financial statements include the accounts of Rontades Limited, the accounts of its subsidiaries and any material transactions between the balance sheet date of each subsidiary and the balance sheet date of Rontades Limited.

Entities in which the company has a minority interest are accounted for under the equity accounting method.

##### **Significant judgements and estimates**

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amounts 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. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

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

##### **Income**

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

##### **Expenditure**

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

Support costs are those incurred to assist the work of the charity but are not direct charitable activities.

Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

##### **Investment management costs**

Investment management costs include costs relating to the investment properties on an accrual basis.

## RONTADES LIMITED

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 JUNE 2019

#### 1. ACCOUNTING POLICIES – continued

##### Investments in subsidiaries

Investments in subsidiary undertakings are recognised at cost.

##### Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recorded at cost, which includes purchase price and any directly attributable expenditure.

Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in the Statement of Financial Activities.

##### Acquisitions and disposals of properties

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

##### Financial Instruments

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

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

##### Taxation

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

##### Going concern

There are no material uncertainties about the charity's ability to continue.

#### 2. DONATIONS AND LEGACIES

	Group		Company	
	2019 £	2018 £	2019 £	2018 £
Donations received	<u>102,000</u>	<u>115,662</u>	<u>102,000</u>	<u>115,662</u>

#### 3. INVESTMENT INCOME

	Group		Company	
	2019 £	2018 £	2019 £	2018 £
Rents receivable	1,147,644	1,061,755	302,038	253,953
Syndicate rental income	960,263	991,338	587,236	600,095
Management fees	10,796	77,345	-	-
Interest receivable	185,700	264,711	400,702	480,925
Gift aid from subsidiaries	-	-	714,737	859,802
	<u>2,304,403</u>	<u>2,395,149</u>	<u>2,004,713</u>	<u>2,194,775</u>

**RONTADES LIMITED**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2019**

**4. RAISING FUNDS**

**Investment management costs**

	<b>Group</b>		<b>Company</b>	
	<b>2019</b>	<b>2018</b>	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Property expenditure	197,799	172,693	48,703	31,676
Bank interest payable	25,956	22,920	-	-
Administrative expenses	<u>51,494</u>	<u>63,234</u>	<u>6,752</u>	<u>6,846</u>
	<u><u>275,249</u></u>	<u><u>258,847</u></u>	<u><u>55,455</u></u>	<u><u>38,522</u></u>

**5. CHARITABLE ACTIVITIES COSTS**

**Group**

	<b>Grant funding of activities (See note 6) £</b>	<b>Support costs (See note 7) £</b>	<b>Totals £</b>
Charitable activities	<u>1,401,799</u>	<u>30,028</u>	<u>1,431,827</u>

**Company**

	<b>Grant funding of activities (See note 6) £</b>	<b>Support costs (See note 7) £</b>	<b>Totals £</b>
Charitable activities	<u>1,401,799</u>	<u>12,208</u>	<u>1,414,007</u>

**6. GRANTS PAYABLE**

	<b>Group</b>		<b>Company</b>	
	<b>2019</b>	<b>2018</b>	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Grants	<u>1,401,799</u>	<u>848,945</u>	<u>1,401,799</u>	<u>848,945</u>

All grants were institutional and are as follows:

	<b>2019 £</b>	<b>2018 £</b>
Advancement of religion	565,730	314,897
Advancement of education	258,061	114,489
Relief of poverty	422,786	211,212
General purpose	<u>155,222</u>	<u>208,347</u>
	<u><u>1,401,799</u></u>	<u><u>848,945</u></u>

Recipients of institutional grants:

TTMH Building Fund	350,000
Asser Bishvil Foundation	200,100
YLT	116,770
Society of Friends of the Torah Limited	102,906
Ezer V'hatzalah Ltd	100,000
Moreshet Hatorah Ltd	100,000
Other grants (below £50,000)	<u>432,023</u>
	<u><u>1,401,799</u></u>

## RONTADES LIMITED

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 JUNE 2019

#### 7. SUPPORT COSTS

	<b>Group</b>		<b>Company</b>	
	<b>Governance costs</b>		<b>Governance costs</b>	
	<b>2019</b>	<b>2018</b>	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Support costs	<u>30,028</u>	<u>29,303</u>	<u>12,208</u>	<u>11,483</u>

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

	<b>Group</b>		<b>Company</b>	
	<b>2019</b>	<b>2018</b>	<b>2019</b>	<b>2018</b>
		<b>£</b>	<b>£</b>	<b>£</b>
Bank charges	374	374	374	374
Auditors' remuneration	14,200	14,200	-	-
Auditors' remuneration for non audit work	14,180	13,820	10,560	10,200
General expenses	<u>1,274</u>	<u>909</u>	<u>1,274</u>	<u>909</u>
	<u>30,028</u>	<u>29,303</u>	<u>12,208</u>	<u>11,483</u>

#### 8. NET GAINS/(LOSSES) ON INVESTMENTS

	<b>Group</b>		<b>Company</b>	
	<b>2019</b>	<b>2018</b>	<b>2019</b>	<b>2018</b>
		<b>£</b>	<b>£</b>	<b>£</b>
Gain/(loss) on disposal of investment assets	17,839	163,849	-	3,594
Gain on revaluation of investment property	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>17,839</u>	<u>163,849</u>	<u>-</u>	<u>3,594</u>

#### 9. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 June 2019 nor for the year ended 30 June 2018.

##### **Trustees' expenses**

There were no trustees' expenses paid for the year ended 30 June 2019 nor for the year ended 30 June 2018.

#### 10. TAXATION

No current tax was payable in respect of the charitable company. Current tax payable in respect of the non-charitable subsidiaries was Nil (2018: Nil).

The movement in the income and expenditure account represents provision for deferred tax.

**RONTADES LIMITED**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2019**

**11. FIXED ASSET INVESTMENTS**

**Group**

	<b>Unlisted Investments £</b>
<b>COST</b>	
At 1 July 2018	8,872,649
Additions	1,917,180
Distributions	<u>(1,319,403)</u>
At 30 June 2019	<u>9,470,426</u>
<b>NET BOOK VALUE</b>	
At 30 June 2019	<u>9,470,426</u>
At 30 June 2018	<u>8,872,649</u>

**Company**

	<b>Shares in group undertakings £</b>	<b>Unlisted investments £</b>	<b>Totals £</b>
<b>COST</b>			
At 1 July 2018	104	5,942,969	5,943,073
Additions	-	1,276,158	1,276,158
Disposals	<u>-</u>	<u>(450,841)</u>	<u>(480,841)</u>
At 30 June 2019	<u>104</u>	<u>6,768,286</u>	<u>6,768,390</u>
<b>NET BOOK VALUE</b>			
At 30 June 2019	<u>104</u>	<u>6,768,286</u>	<u>6,768,390</u>
At 30 June 2018	<u>104</u>	<u>5,942,969</u>	<u>5,943,073</u>

There were no investment assets outside the UK.

Rontades Limited owns 100% of the equity share capital of property investment companies registered in the UK being Hiltona Limited (year ended 31 March), Ironhawk Limited (year ended 30 June) and Twillam Limited (year ended 5 April). Rontades Limited has majority interests in property syndicates being 100% of Rotherham Estate Co (year ended 31 March) and 65% of Swiss Cottage Estate Co (year ended 31 March).

**RONTADES LIMITED**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2019**

**11. FIXED ASSET INVESTMENTS - continued**

The results of the subsidiaries included in the consolidated accounts are as follows:

**Subsidiaries**

**Hiltona Limited**

Registered number: 02877741

Nature of business: Property Investment

	%		
Class of shares:	holding		
Ordinary	100.00		
		<b>31.3.19</b>	<b>31.3.18</b>
		£	£
Aggregate capital and reserves		421,372	421,553
Profit/(Loss)Loss for the year		<u>(180)</u>	<u>76,421</u>

**Ironhawk Limited**

Registered number: 01885811

Nature of business: Property Investment

	%		
Class of shares:	holding		
Ordinary	100.00		
		<b>30.6.19</b>	<b>30.6.18</b>
		£	£
Aggregate capital and reserves		3,143,901	3,143,453
Profit for the year		<u>448</u>	<u>64,580</u>

**Twillam Limited**

Registered number: 01621763

Nature of business: Property Investment

	%		
Class of shares:	holding		
Ordinary	100.00		
		<b>5.4.19</b>	<b>5.4.18</b>
		£	£
Aggregate capital and reserves		4,499,185	4,484,543
Profit/(Loss) for the year		<u>14,642</u>	<u>39,139</u>

**Rotherham Estate Co (Syndicate)**

	%		
	holding		
	100.00		
		<b>31.3.19</b>	<b>31.3.18</b>
		£	£
Aggregate capital and reserves		1,209,178	1,209,172
(Loss)/profit for the year		<u>119,220</u>	<u>119,188</u>

**Swiss Cottage Estate Co (Syndicate)**

	%		
	holding		
	65.00		
		<b>31.3.19</b>	<b>31.3.18</b>
		£	£
Aggregate capital and reserves		1,992,271	1,927,436
(Loss)/profit for the year		<u>185,729</u>	<u>180,153</u>

## RONTADES LIMITED

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 JUNE 2019

#### 12. INVESTMENT PROPERTY

<b>Group</b>	<b>Total £</b>
<b>FAIR VALUE</b>	
At 1 July 2018	17,736,251
Additions	85,755
Disposals	<u>(15,605)</u>
At 30 June 2019	<u>17,806,401</u>
<b>NET BOOK VALUE</b>	
At 30 June 2019	<u>17,806,401</u>
At 30 June 2018	<u>17,736,251</u>

The historical cost of the investment properties at 30 June 2019 is £12,324,774 (2018: £12,254,624).

<b>Company</b>	<b>Total £</b>
<b>FAIR VALUE</b>	
At 1 July 2018	5,743,232
Additions	<u>76,292</u>
At 30 June 2019	<u>5,819,524</u>
<b>NET BOOK VALUE</b>	
At 30 June 2019	<u>5,819,524</u>
At 30 June 2018	<u>5,743,232</u>

The fair value of the investment properties has been arrived at on the basis of a valuation carried out by the charity's trustees who have the experience and expertise required to undertake such an exercise. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties in the same location.

The historical cost of investment properties at 30 June 2019 is £5,720,861 (2018: £5,644,569).

**RONTADES LIMITED**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2019**

**13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	Group		Company	
	2019 £	2018 £	2019 £	2018 £
Amounts owed by subsidiaries	-	-	5,953,754	6,004,386
Other debtors	<u>3,531,689</u>	<u>1,050,885</u>	<u>3,008,160</u>	<u>850,311</u>
	<u>3,531,689</u>	<u>1,050,885</u>	<u>8,961,914</u>	<u>6,854,697</u>

**14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	Group		Company	
	2019 £	2018 £	2019 £	2018 £
Bank loans (secured)	65,000	67,000	-	-
Other creditors	1,437,375	1,449,770	73,251	121,212
Accruals and deferred income	<u>55,600</u>	<u>55,057</u>	<u>10,560</u>	<u>10,200</u>
	<u>1,557,975</u>	<u>1,571,827</u>	<u>83,811</u>	<u>131,412</u>

**15. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	Group	
	2019 £	2018 £
Bank loans (see note 16)	<u>955,823</u>	<u>1,053,029</u>

The bank loans are secured by legal charges over certain of the groups' properties and a personal guarantee from two of the Trustees.

**16. LOANS**

An analysis of the maturity of loans is given below:

	Group	
	2019 £	2018 £
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>294,610</u>	<u>320,659</u>
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans more than 5 years by instalments	<u>661,213</u>	<u>732,370</u>

**RONTADES LIMITED**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2019**

**17. PROVISIONS FOR LIABILITIES**

	Group	
	2019	2018
	£	£
Balance at beginning of the year	652,789	696,283
Charge/(credit) for the year	<u>-</u>	<u>(43,494)</u>
Balance at end of the year	<u>652,789</u>	<u>652,789</u>

Deferred tax is recognised in respect of timing differences arising from the revaluation of assets classified as investments in the non-charitable subsidiary undertakings. Although the provision has been recognised in accordance with FRS 102, it is expected that the majority of the gains will be gifted for charitable purposes and such tax should not become payable.

Deferred tax has not been recognised in respect of revaluation of investments by the parent charitable company on the basis that all such gains will be applied for charitable purposes.

**18. MOVEMENT IN FUNDS**

**Group**

£	At 1.7.18	Incoming resources	Resources expended	Transfers and gains	Minority interest	At 30.6.19
£	£	£	£	£	£	£
<b>Unrestricted funds</b>						
General fund	22,381,257	2,406,403	(1,707,076)	17,839	(65,005)	23,033,418
Fair value reserve	4,828,837	-	-	-	-	4,828,837
	<u>27,210,094</u>	<u>2,406,403</u>	<u>(1,707,076)</u>	<u>17,839</u>	<u>(65,005)</u>	<u>27,862,255</u>
<b>TOTAL FUNDS</b>	<u>27,210,094</u>	<u>2,406,403</u>	<u>(1,707,076)</u>	<u>17,839</u>	<u>(65,005)</u>	<u>27,862,255</u>

**Company**

£	At 1.7.18	Incoming resources	Resources expended	Gains and losses	At 30.6.19
£	£	£	£	£	£
<b>Unrestricted funds</b>					
General fund	21,182,621	2,106,713	(1,469,462)	-	21,819,872
Fair value reserve	98,713	-	-	-	98,713
	<u>21,281,334</u>	<u>2,106,713</u>	<u>(1,469,462)</u>	<u>-</u>	<u>21,918,585</u>
<b>TOTAL FUNDS</b>	<u>21,281,334</u>	<u>2,106,713</u>	<u>(1,469,462)</u>	<u>-</u>	<u>21,918,585</u>

## **RONTADES LIMITED**

### **NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 JUNE 2019**

#### **19. RELATED PARTY DISCLOSURES**

Donations totalling £75,000 were received from a charity connected with the Trustees. No conditions were attached to any of the donations.

At the year end the amount owed by the group to the trustees was £772,951 (2018: £783,051).

The group's properties are managed by Blair Estates Limited, a company of which the trustees of the charity are also directors.

Additional related party information is given in Note 13.

#### **20. ULTIMATE CONTROLLING PARTY**

The group is ultimately controlled by the board of trustees of Rontades Limited.