

COMPANY REGISTRATION NUMBER: 03516862

CHARITY REGISTRATION NUMBER: 1070679

**Palmcourt Limited**  
**Company Limited by Guarantee**  
**Unaudited Financial Statements**  
**28 February 2019**

**Palmcourt Limited**  
**Company Limited by Guarantee**  
**Financial Statements**  
**Year ended 28 February 2019**

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**Palmcourt Limited**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Director's Report)**  
**Year ended 28 February 2019**

The trustees, who are also the directors for the purposes of company law, present their report and the unaudited financial statements of the charity for the year ended 28 February 2019.

**Reference and administrative details**

|   |                                       |
|---|---------------------------------------|
| <b>Registered charity name</b>                | Palmcourt Limited                     |
| <b>Charity registration number</b>            | 1070679                               |
| <b>Company registration number</b>            | 03516862                              |
| <b>Principal office and registered office</b> | 94 Stamford Hill<br>London<br>N16 6XS |

**The trustees**

Mr S Seidenfeld  
Mr J Weinberger  
Mr B Berger

|                          |              |
|--------------------------|--------------|
| <b>Company secretary</b> | S Seidenfeld |
|--------------------------|--------------|

|                             |  |
|-----------------------------|--|
| <b>Independent examiner</b> | S Y Steinhaus FCA<br>Sugarwhite Meyer HS Ltd<br>First Floor<br>94 Stamford Hill<br>London<br>N16 6XS |
|-----------------------------|--|

**Structure, governance and management**

The charity is managed by 3 trustees. One of them serves as company secretary. The trustees meet at regular intervals to assess the charities performance to date and plan for the future.

**Governing document**

The charity is governed by its Memorandum and Articles of Association dated 19th February 1998.

**Reserves**

The trustees ensure that the charity has sufficient reserves to cover commitments over at least the next three months.

**Palmcourt Limited**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Director's Report) *(continued)***  
**Year ended 28 February 2019**

**Structure, governance and management *(continued)***

**Governance and internal control**

The trustees have put in place systems to identify risks and review the systems regularly.

**Risk management**

A review of the potential risks that are faced by the charity has been undertaken. These are seen to be in the areas of , computer data security and financial control. Appropriate and reasonable systems are in place to cover foreseeable eventualities. Further reviews will be undertaken from time to time.

**Objectives and activities**

**Public benefit**

We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities.

**Objectives and activities**

The object of the charity is to obtain income from the investment properties it owns and to distribute the surplus funds to charitable undertakings.

The charity owns 2 properties. One property is let rent free and is used as a school. Although no rent will be charged it will be up to the tenants to pay for the expenses incurred in maintaining the property.

During the year the charity purchased a further property. This property will be developed and will be utilised in furtherance of the charity's objectives. The purchase was financed by way of a mortgage and private interest free loans.

**Achievements and performance**

The trustees are satisfied that the charity performed well to achieve its aims.

**Financial review**

In the opinion of the trustees the financial position of the charity is satisfactory and no change is expected in the foreseeable future.

**Palmcourt Limited**  
**Company Limited by Guarantee**  
**Trustees' Annual Report (Incorporating the Director's Report) *(continued)***  
**Year ended 28 February 2019**

**Plans for future periods**

The trustees will continue to review the activities of the charity and ensure the maintenance of buildings owned as required.

**Small company provisions**

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

The trustees' annual report was approved on 4 May 2020 and signed on behalf of the board of trustees by:

Mr S Seidenfeld  
Trustee

# **Palmcourt Limited**

## **Company Limited by Guarantee**

### **Independent Examiner's Report to the Trustees of Palmcourt Limited**

**Year ended 28 February 2019**

I report to the trustees on my examination of the financial statements of Palmcourt Limited ('the charity') for the year ended 28 February 2019.

#### **Responsibilities and basis of report**

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

#### **Independent examiner's statement**

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

1. accounting records were not kept in respect of the 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 accounts to be reached.

S Y STEINHAUS FCA  
Chartered accountant

Sugarwhite Meyer HS Ltd  
First Floor  
94 Stamford Hill  
London  
N16 6XS

4 May 2020

**Palmcourt Limited**  
**Company Limited by Guarantee**  
**Statement of Financial Activities**  
**(including income and expenditure account)**  
**28 February 2019**

|  |      | 2019               |                         | 2018             |
|--|------|--------------------|-------------------------|------------------|
|  |      | Unrestricted funds | Total funds             | Total funds      |
|  | Note | £                  | £                       | £                |
| <b>Income and endowments</b>             |      |                    |                         |                  |
| Donations and legacies                   | 5    | 30,500             | <b>30,500</b>           | —                |
| Investment income                        | 6    | 20,231             | <b>20,231</b>           | 26,685           |
| <b>Total income</b>                      |      | <u>50,731</u>      | <u><b>50,731</b></u>    | <u>26,685</u>    |
| <b>Expenditure</b>                       |      |                    |                         |                  |
| Expenditure on charitable activities     | 7,8  | 18,014             | <b>18,014</b>           | 17,527           |
| <b>Total expenditure</b>                 |      | <u>18,014</u>      | <u><b>18,014</b></u>    | <u>17,527</u>    |
| <b>Net income</b>                        |      | <u>32,717</u>      | <u><b>32,717</b></u>    | <u>9,158</u>     |
| <b>Other recognised gains and losses</b> |      |                    |                         |                  |
| Gains from revaluation of fixed assets   |      | —                  | —                       | 1,407,867        |
| <b>Net movement in funds</b>             |      | 32,717             | <b>32,717</b>           | 1,417,025        |
| <b>Reconciliation of funds</b>           |      |                    |                         |                  |
| Total funds brought forward              |      | 2,154,423          | <b>2,154,423</b>        | 737,398          |
| <b>Total funds carried forward</b>       |      | <u>2,187,140</u>   | <u><b>2,187,140</b></u> | <u>2,154,423</u> |

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

The notes on pages 8 to 13 form part of these financial statements.

**Palmcourt Limited**  
**Company Limited by Guarantee**  
**Statement of Financial Position**  
**28 February 2019**

|  | Note | 2019<br>£               | 2018<br>£               |
|--|------|-------------------------|-------------------------|
| <b>Fixed assets</b>  |      |                         |                         |
| Tangible fixed assets  | 11   | 4,400,000               | 2,400,000               |
| <b>Current assets</b>  |      |                         |                         |
| Debtors  | 12   | 8,117                   | —                       |
| Cash at bank and in hand                                       |      | 25,542                  | 5,014                   |
|  |      | <u>33,659</u>           | <u>5,014</u>            |
| <b>Creditors: amounts falling due within one year</b>          | 13   | <u>1,560</u>            | <u>1,277</u>            |
| <b>Net current assets</b>                                      |      | <u>32,099</u>           | <u>3,737</u>            |
| <b>Total assets less current liabilities</b>                   |      | <u>4,432,099</u>        | <u>2,403,737</u>        |
| <b>Creditors: amounts falling due after more than one year</b> | 14   | <u>2,244,959</u>        | <u>249,314</u>          |
| <b>Net assets</b>  |      | <u><u>2,187,140</u></u> | <u><u>2,154,423</u></u> |
| <b>Funds of the charity</b>                                    |      |                         |                         |
| Unrestricted funds:  |      |                         |                         |
| Revaluation reserve  |      | 1,407,867               | 1,407,867               |
| Other unrestricted income funds                                |      | <u>779,273</u>          | <u>746,556</u>          |
| <b>Total unrestricted funds</b>                                |      | <u>2,187,140</u>        | <u>2,154,423</u>        |
| <b>Total charity funds</b>                                     | 15   | <u><u>2,187,140</u></u> | <u><u>2,154,423</u></u> |

For the year ending 28 February 2019 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

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

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

The statement of financial position  
continues on the following page.  
The notes on pages 8 to 13 form part of these financial statements.



**Palmcourt Limited**  
**Company Limited by Guarantee**  
**Statement of Financial Position** *(continued)*  
**28 February 2019**

These financial statements were approved by the board of trustees and authorised for issue on 4 May 2020, and are signed on behalf of the board by:

Mr S Seidenfeld  
Trustee

The notes on pages 8 to 13 form part of these financial statements.

**Palmcourt Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements**  
**Year ended 28 February 2019**

**1. General information**

The charity is a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is 94 Stamford Hill, London, N16 6XS.

**2. Statement of compliance**

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

**3. Accounting policies**

**Basis of preparation**

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

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

**Going concern**

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

**Disclosure exemptions**

No cash flow statement has been presented for the company.

**Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

**Fund accounting**

**Fund accounting**

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the purposes of the charity. Unrestricted funds include a revaluation reserve representing the restatement of investment assets at market values.

**Palmcourt Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 28 February 2019**

**3. Accounting policies** *(continued)*

**Incoming resources**

**Income**

All income is included in the statement of financial activities when the charity is entitled to the income, any performance related conditions attached have been met or are fully within the control of the charity, the income is considered probable and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

Donations is received by way of grants, donations and gifts and is included in full in the statement of financial activities when receivable. Grants where entitlement is not conditional on the delivery of a specific performance by the charity, are recognised when the charity becomes unconditionally entitled to the grant.

Investment income is included when receivable.

**Resources expended**

**Expenditure**

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates: 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. Support costs are those costs incurred directly in support of expenditure on the objects of the charity.

Governance cost comprise all costs involving the public accountability of the charity and its compliance with regulation of good practice. The costs include costs related to statutory audit and direct governing costs.

**Tangible assets**

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

**Palmcourt Limited**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 28 February 2019**

**3. Accounting policies** *(continued)*

**Impairment of fixed assets**

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

**Financial instruments**

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

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

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

Debt instruments are subsequently measured at amortised cost.

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

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

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

# Palmcourt Limited

## Company Limited by Guarantee

### Notes to the Financial Statements *(continued)*

#### Year ended 28 February 2019

#### 3. Accounting policies *(continued)*

##### Financial instruments *(continued)*

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

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

#### 4. Limited by guarantee

The company is limited by guarantee and has no share capital.

#### 5. Donations and legacies

|                  | Unrestricted<br>Funds<br>£ | Total Funds<br>2019<br>£ | Unrestricted<br>Funds<br>£ | Total Funds<br>2018<br>£ |
|------------------|----------------------------|--------------------------|----------------------------|--------------------------|
| <b>Donations</b> |                            |                          |                            |                          |
| Donations type 1 | 30,500                     | <b>30,500</b>            | —                          | —                        |

#### 6. Investment income

|                                   | Unrestricted<br>Funds<br>£ | Total Funds<br>2019<br>£ | Unrestricted<br>Funds<br>£ | Total Funds<br>2018<br>£ |
|-----------------------------------|----------------------------|--------------------------|----------------------------|--------------------------|
| Income from investment properties | 20,231                     | <b>20,231</b>            | 26,685                     | 26,685                   |

#### 7. Expenditure on charitable activities by fund type

|               | Unrestricted<br>Funds<br>£ | Total Funds<br>2019<br>£ | Unrestricted<br>Funds<br>£ | Total Funds<br>2018<br>£ |
|---------------|----------------------------|--------------------------|----------------------------|--------------------------|
| Grants        | —                          | —                        | 7,000                      | 7,000                    |
| Support costs | 18,014                     | <b>18,014</b>            | 10,527                     | 10,527                   |
|               | <u>18,014</u>              | <u><b>18,014</b></u>     | <u>17,527</u>              | <u>17,527</u>            |

#### 8. Expenditure on charitable activities by activity type

|                             | Support costs<br>£ | Total funds<br>2019<br>£ | Total fund<br>2018<br>£ |
|-----------------------------|--------------------|--------------------------|-------------------------|
| Finance and insurance costs | 11,049             | <b>11,049</b>            | 9,164                   |
| Grants                      | —                  | —                        | 7,000                   |
| Governance costs            | 6,965              | <b>6,965</b>             | 1,363                   |
|                             | <u>18,014</u>      | <u><b>18,014</b></u>     | <u>17,527</u>           |

# Palmcourt Limited

## Company Limited by Guarantee

### Notes to the Financial Statements *(continued)*

#### Year ended 28 February 2019

#### 9. Independent examination fees

|  | 2019         | 2018         |
|--|--------------|--------------|
|  | £            | £            |
| Fees payable to the independent examiner for:<br>Independent examination of the financial statements | <u>1,560</u> | <u>1,260</u> |

#### 10. Trustee remuneration and expenses

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

#### 11. Tangible fixed assets

|                            | Land and buildings<br>£ |
|----------------------------|-------------------------|
| <b>Cost</b>                |                         |
| At 1 March 2018            | 2,400,000               |
| Additions                  | <u>2,000,000</u>        |
| <b>At 28 February 2019</b> | <u><b>4,400,000</b></u> |
| <b>Carrying amount</b>     |                         |
| <b>At 28 February 2019</b> | <u><b>4,400,000</b></u> |
| At 28 February 2018        | <u>2,400,000</u>        |

#### 12. Debtors

|               | 2019         | 2018     |
|---------------|--------------|----------|
|               | £            | £        |
| Other debtors | <u>8,117</u> | <u>—</u> |

#### 13. Creditors: amounts falling due within one year

|                 | 2019         | 2018         |
|-----------------|--------------|--------------|
|                 | £            | £            |
| Other creditors | <u>1,560</u> | <u>1,277</u> |

#### 14. Creditors: amounts falling due after more than one year

|                                | 2019                    | 2018                  |
|--------------------------------|-------------------------|-----------------------|
|                                | £                       | £                     |
| Bank loans and overdrafts      | 240,071                 | 249,314               |
| Other creditors - desc in a/cs | 395,888                 | —                     |
| Other creditors                | <u>1,609,000</u>        | <u>—</u>              |
|                                | <u><b>2,244,959</b></u> | <u><b>249,314</b></u> |

# Palmcourt Limited

## Company Limited by Guarantee

### Notes to the Financial Statements *(continued)*

#### Year ended 28 February 2019

#### 15. Analysis of charitable funds

##### Unrestricted funds

|                     | At<br>1 March 2018 | Income        | Expenditure     | At<br>28 February<br>2019 |
|---------------------|--------------------|---------------|-----------------|---------------------------|
|                     | £                  | £             | £               | £                         |
| General funds       | 746,556            | 50,731        | (18,014)        | <b>779,273</b>            |
| Revaluation reserve | 1,407,867          | —             | —               | <b>1,407,867</b>          |
|                     | <u>2,154,423</u>   | <u>50,731</u> | <u>(18,014)</u> | <u><b>2,187,140</b></u>   |

#### 16. Analysis of net assets between funds

|                               | Unrestricted<br>Funds<br>£ | <b>Total Funds<br/>2019<br/>£</b> | Total Funds<br>2018<br>£ |
|-------------------------------|----------------------------|-----------------------------------|--------------------------|
| Tangible fixed assets         | 4,400,000                  | <b>4,400,000</b>                  | 2,400,000                |
| Current assets                | 33,659                     | <b>33,659</b>                     | 5,013                    |
| Creditors less than 1 year    | (1,560)                    | <b>(1,560)</b>                    | (1,277)                  |
| Creditors greater than 1 year | (2,244,959)                | <b>(2,244,959)</b>                | (249,314)                |
| <b>Net assets</b>             | <u>2,187,140</u>           | <u><b>2,187,140</b></u>           | <u>2,154,422</u>         |