

Beauland Limited
Company Limited by Guarantee
Financial Statements
5 April 2020

HAFFNER HOFF LTD

Accountants & Auditors
2nd Floor - Parkgates
Bury New Road
Prestwich
Manchester
M25 0TL

Beauland Limited

Company Limited by Guarantee

Financial Statements

Year ended 5 April 2020

	Pages
Trustees' annual report (incorporating the director's report)	1 to 4
Independent auditor's report to the members	5 to 8
Statement of financial activities (including income and expenditure account)	9
Statement of financial position	10
Statement of cash flows	11
Notes to the financial statements	12 to 20

Beauland Limited

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report)

Year ended 5 April 2020

The trustees, who are also the directors for the purposes of company law, present their report and the financial statements of the charity for the year ended 5 April 2020.

Reference and administrative details

Registered charity name	Beauland Limited
Charity registration number	511374
Company registration number	1540970
Principal office and registered office	309 Bury New Road Salford Manchester M7 2YN

The trustees

M Neumann
H Neumann
M Freidlander
H Roseman
J Bleier
R de Lange
P Neumann
E Neumann
E Henry

Auditor

Haffner Hoff Ltd
Accountants & statutory auditor
2nd Floor - Parkgates
Bury New Road
Prestwich
Manchester
M25 0TL

Beauland Limited

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 5 April 2020

Structure, governance and management

Beauland Limited is constituted by Memorandum and Articles of Association and is a company limited by guarantee. It was incorporated on 23 January 1981 as a company and the company number is 1540970. It was registered as a charity on 18 May 1981 with a charity number 511374.

The Charity is run by the trustees who all act in an honorary capacity. A new trustee would receive copies of the previous years' Annual Report and Accounts and a copy of the Charity Commission leaflet 'The Essential Trustee : What you need to know'.

Group structure and relationships

The charity has the following wholly owned non-charitable subsidiaries;

Alcombe Limited (Company number 01549298)
Citeglen Properties Limited (Company number 00702369)
Edlo Investments Limited (Company number 00709975)

The subsidiaries are property trading and investment companies incorporated in England and Wales.

Risk Management

The trustees have identified and reviewed the major risks to which the charity is exposed. Both manual and automated checks are regularly invoked, particularly those relating to the operations and finance of the charity. The trustees are satisfied that these systems and procedures mitigate any perceived risks.

Objectives and activities

The charity's objects are;

- a) To foster, assist and promote the charitable activities of any institutions professing and teaching the principles of traditional Judaism.
- b) To advance religion in accordance with the Orthodox Jewish Faith.
- c) To give aid to and support needy persons in general.

Public Benefit Policy

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.

Grant-Making Policy

The Charity receives many applications for grants, both by mail and verbally. Each application is considered against the criteria established by the Charity is well known within its community and there are many requests for grants. Feedback received is used to monitor the quality of grants.

Strategic report

The following sections for achievements and performance and financial review form the strategic report of the charity.

Achievements and performance

During the year the charity made grants totalling £256,695 in furtherance of its objectives.

Beauland Limited

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 5 April 2020

Financial review

As at 5 April 2020 the charity held unrestricted free reserves of £5,305 (2019:£35,262).

Reserves Policy

It is the policy of the Charity to hold reserves sufficient to maintain regular grants at previous years levels. As the charity is presently largely reliant on donations received from trading companies where profits levels are variable, the Trustees feel it would be prudent to maintain reserves at such a level that would enable the charity to generate its own income to meet this aim.

Investment Policy

The policy of the charity is to make charitable distributions at a level that ensures a sufficient capital base to generate future income and thereby enable the charity to continue making substantial distributions.

The governors are satisfied that property investment is the optimum method of raising funds in the current market, and this has been well borne out over time, with a highly satisfactory return on investments. During the year the charity's investments produced a return of almost 6%, this is significantly higher than rates on bank deposits. However, again, this policy is always open to review, should there be a change in market conditions. The governors expertise is in property investment, and whilst concentrating on this, they at all times strictly adhere to a policy minimising risks.

Coronavirus

The long-term effect of the coronavirus pandemic on the charity's investments is not yet clear. As of the date of the signing of these accounts the tenants have by and large maintained payments as per leases, furnishing confidence in the ongoing viability of the charity's investments.

Plans for future periods

The charity has adequate resources to continue distributing funds to other charities in accordance with its objects.

Trustees' responsibilities statement

The trustees, who are also directors for the purposes of company law, are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

Beauland Limited

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 5 April 2020

In preparing these financial statements, the trustees are required to:

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

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

Each of the persons who is a trustee at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the charity's auditor is unaware; and
- they have taken all steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

The trustees' annual report and the strategic report were approved on 24 June 2021 and signed on behalf of the board of trustees by:

M Neumann
Trustee

Beauland Limited

Company Limited by Guarantee

Independent Auditor's Report to the Members of Beauland Limited

Year ended 5 April 2020

Opinion

We have audited the financial statements of Beauland Limited (the 'charity') for the year ended 5 April 2020 which comprise the statement of financial activities (including income and expenditure account), statement of financial position, statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 5 April 2020 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity 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 charity'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.

Beauland Limited

Company Limited by Guarantee

Independent Auditor's Report to the Members of Beauland Limited *(continued)*

Year ended 5 April 2020

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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 we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Beauland Limited

Company Limited by Guarantee

Independent Auditor's Report to the Members of Beauland Limited *(continued)*

Year ended 5 April 2020

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity'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 charity or to cease operations, or have no realistic alternative but to do so.

Auditor's 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 an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
 - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
 - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
 - Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
 - Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
-

Beauland Limited

Company Limited by Guarantee

Independent Auditor's Report to the Members of Beauland Limited *(continued)*

Year ended 5 April 2020

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the charity's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.

Dov Schwarz FCCA (Senior Statutory Auditor)

For and on behalf of
Haffner Hoff Ltd
Accountants & statutory auditor
2nd Floor - Parkgates
Bury New Road
Prestwich
Manchester
M25 0TL

24 June 2021

Beauland Limited

Company Limited by Guarantee

Statement of Financial Activities (including income and expenditure account)

Year ended 5 April 2020

		2020		2019
		Unrestricted funds	Total funds	Total funds
	Note	£	£	£
Income and endowments				
Donations and legacies	5	232,353	232,353	302,104
Investment income	6	733,382	733,382	625,629
Total income		<u>965,735</u>	<u>965,735</u>	<u>927,733</u>
Expenditure				
Expenditure on raising funds:				
Investment management costs	7	97,863	97,863	128,594
Expenditure on charitable activities	8,9	264,820	264,820	328,885
Total expenditure		<u>362,683</u>	<u>362,683</u>	<u>457,479</u>
Unrealised gains on revaluation of investment property	11	1,189,256	1,189,256	—
Net income and net movement in funds		<u>1,792,308</u>	<u>1,792,308</u>	<u>470,254</u>
Reconciliation of funds				
Total funds brought forward		9,417,076	9,417,076	8,946,822
Total funds carried forward		<u>11,209,384</u>	<u>11,209,384</u>	<u>9,417,076</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 12 to 20 form part of these financial statements.

Beauland Limited

Company Limited by Guarantee

Statement of Financial Position

5 April 2020

	Note	2020 £	2019 £
Fixed assets			
Investments	15	12,627,829	10,880,564
Current assets			
Debtors	17	405,280	363,952
Cash at bank and in hand		177,582	124,937
		<u>582,862</u>	<u>488,889</u>
Creditors: amounts falling due within one year	18	<u>577,557</u>	<u>453,627</u>
Net current assets		<u>5,305</u>	<u>35,262</u>
Total assets less current liabilities		12,633,134	10,915,826
Creditors: amounts falling due after more than one year	19	<u>(1,423,750)</u>	<u>(1,498,750)</u>
Net assets		<u><u>11,209,384</u></u>	<u><u>9,417,076</u></u>
Funds of the charity			
Unrestricted funds		<u>11,209,384</u>	<u>9,417,076</u>
Total charity funds	20	<u><u>11,209,384</u></u>	<u><u>9,417,076</u></u>

These financial statements were approved by the board of trustees and authorised for issue on 24 June 2021, and are signed on behalf of the board by:

M Neumann
Trustee

The notes on pages 12 to 20 form part of these financial statements.

Beauland Limited

Company Limited by Guarantee

Statement of Cash Flows

Year ended 5 April 2020

	2020 £	2019 £
Cash flows from operating activities		
Net income	1,792,308	470,254
<i>Adjustments for:</i>		
Unrealised gains on revaluation of investment property	(1,189,256)	—
Dividends, interest and rents from investments	(725,602)	(617,955)
Other interest receivable and similar income	(7,780)	(7,674)
Accrued expenses	34,943	6,643
<i>Changes in:</i>		
Trade and other debtors	(41,328)	124,377
Trade and other creditors	109,235	(214,156)
Cash generated from operations	(27,480)	(238,511)
Interest paid	10,068	—
Interest received	7,780	7,674
Net cash used in operating activities	(9,632)	(230,837)
Cash flows from investing activities		
Dividends, interest and rents from investments	725,602	617,955
Movements on other investments	(1,991,774)	(659,806)
Other movements on investments	1,433,766	221,789
Net cash from investing activities	167,594	179,938
Cash flows from financing activities		
Proceeds from borrowings	(75,000)	(36,250)
Proceeds from loans from group undertakings	(30,316)	122,508
Net cash (used in)/from financing activities	(105,316)	86,258
Net increase in cash and cash equivalents	52,646	35,359
Cash and cash equivalents at beginning of year	124,937	89,576
Cash and cash equivalents at end of year	177,583	124,935

The notes on pages 12 to 20 form part of these financial statements.

Beauland Limited

Company Limited by Guarantee

Notes to the Financial Statements

Year ended 5 April 2020

1. General information

The charity is a public benefit entity and 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 309 Bury New Road, Salford, Manchester, M7 2YN.

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 Companies Act 2006.

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.

Consolidation

The charity is not required to prepare consolidated accounts in accordance with the Charities Act 2011, and has taken advantage of the option not to prepare consolidated financial statements contained in Section 398 of the Companies Act 2006 on the basis that the charity and its subsidiary undertakings comprise a small group.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements did not require management to make judgements, estimates or assumptions that affect the amounts reported at the year end.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

Beauland Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 5 April 2020

3. Accounting policies *(continued)*

Incoming resources

All income is included in the statement of financial activities when entitlement has passed to the charity, it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Investments

Unlisted equity investments are initially recorded at cost, and subsequently measured at fair value. If fair value cannot be reliably measured, assets are measured at cost less impairment.

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

Beauland Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 5 April 2020

3. Accounting policies *(continued)*

Investment property

Investment property 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 profit or loss.

Investments in joint property syndicates

This represents capital introduced by the company into the syndicates plus accrued surpluses less deficiencies but without revaluing the syndicate properties.

Some of the syndicates in which the company is a participator have borrowings which are secured on the syndicate properties.

The company accounts for its syndicate investments under the 'equity accounting' basis and thus the company's share of such borrowings are not included in these

Financial instruments

A financial asset or a financial liability is recognised only when the entity 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, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

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

4. Limited by guarantee

The company is limited by guarantee, in case of winding up the liability of the members is limited to a nominal amount.

5. Donations and legacies

	Unrestricted Funds £	Total Funds 2020 £	Unrestricted Funds £	Total Funds 2019 £
Donations				
Donations	232,353	232,353	302,104	302,104

Beauland Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 5 April 2020

6. Investment income

	Unrestricted Funds £	Total Funds 2020 £	Unrestricted Funds £	Total Funds 2019 £
Syndicate surplus	416,069	416,069	400,316	400,316
Rent	309,533	309,533	217,639	217,639
Bank interest receivable	64	64	24	24
Other interest receivable	7,716	7,716	7,650	7,650
	<u>733,382</u>	<u>733,382</u>	<u>625,629</u>	<u>625,629</u>

7. Investment management costs

	Unrestricted Funds £	Total Funds 2020 £	Unrestricted Funds £	Total Funds 2019 £
Finance costs	17,925	17,925	7,988	7,988
Agents commission	5,923	5,923	4,808	4,808
Property repairs and maintenance charges	—	—	600	600
Insurance	16,410	16,410	17,942	17,942
Professional charges	20,555	20,555	7,897	7,897
Bank loan interest	37,050	37,050	89,359	89,359
	<u>97,863</u>	<u>97,863</u>	<u>128,594</u>	<u>128,594</u>

8. Expenditure on charitable activities by fund type

	Unrestricted Funds £	Total Funds 2020 £	Unrestricted Funds £	Total Funds 2019 £
Charitable activities	256,695	256,695	318,830	318,830
Support costs	8,125	8,125	10,055	10,055
	<u>264,820</u>	<u>264,820</u>	<u>328,885</u>	<u>328,885</u>

9. Expenditure on charitable activities by activity type

	Grant funding of activities £	Support costs £	Total funds 2020 £	Total fund 2019 £
Charitable activities	256,695	—	256,695	318,830
Governance costs	—	8,125	8,125	10,055
	<u>256,695</u>	<u>8,125</u>	<u>264,820</u>	<u>328,885</u>

Beauland Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 5 April 2020

10. Analysis of grants

	2020 £	2019 £
Grants to institutions		
Asser Bishvil Foundation	4,650	11,650
Beenstock Home	11,500	—
Chai Institute	10,000	—
Choimel Dalim	25,500	—
Chortkov Trust	30,000	—
Cosmon (Belz) Limited	—	25,000
Dover Sholem Community Trust	—	25,000
Moreshet Hatorah Ltd	—	25,000
Rosecare Foundation	18,550	114,550
Society Of Friends Of The Torah Limited	—	25,000
Talmud Torah Chinuch Neorim	—	10,000
TTT	18,500	—
Yesoiday Hatorah School	300	25,540
TTMH Trust	100,000	—
Further grants < £10k	37,695	57,090
	<u>256,695</u>	<u>318,830</u>
Total grants	<u>256,695</u>	<u>318,830</u>

The above grants were made to institutions and went towards the following purposes; the relief of poverty, relief of those in need by reason of ill health or disability, the advancement of Jewish religion and the advancement of Jewish religious education.

11. Unrealised gains on revaluation of investment property

	Unrestricted Funds £	Total Funds 2020 £	Unrestricted Funds £	Total Funds 2019 £
Gains on revaluation of investment property	<u>1,189,256</u>	<u>1,189,256</u>	<u>—</u>	<u>—</u>

12. Net income

Net income is stated after charging/(crediting):

	2020 £	2019 £
Fees payable for the audit of the financial statements	<u>5,500</u>	<u>5,500</u>

13. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

2020 £	2019 £
Nil	Nil

Beauland Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 5 April 2020

13. Staff costs *(continued)*

The average head count of employees during the year was Nil (2019: Nil).

No employee received employee benefits of more than £60,000 during the year (2019: Nil).

14. Trustee remuneration and expenses

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

15. Investments

	Investment properties £	Shares in group undertakings £	Other investments £	Total £
Cost or valuation				
At 6 April 2019	3,220,744	206	7,659,615	10,880,565
Additions	—	—	386,449	386,449
Fair value movements	1,189,256	—	416,069	1,605,325
Other movements	—	—	(244,510)	(244,510)
At 5 April 2020	<u>4,410,000</u>	<u>206</u>	<u>8,217,623</u>	<u>12,627,829</u>
Impairment				
At 6 April 2019 and 5 April 2020		<u>—</u>	<u>—</u>	<u>—</u>
Carrying amount				
At 5 April 2020	<u>4,410,000</u>	<u>206</u>	<u>8,217,623</u>	<u>12,627,829</u>
At 5 April 2019	<u>3,220,744</u>	<u>206</u>	<u>7,659,615</u>	<u>10,880,565</u>

All investments shown above are held at valuation.

Investment properties

The investment properties are stated at market value as per the trustees valuation at the year end.

Investments in joint property syndicates

Other Investments are joint property syndicates. This is comprised of capital introduced by the charity into the syndicates plus accrued surpluses less deficiencies but without revaluing the syndicate properties.

Included in other investments is £5 representing a shareholding in Erbilon Ltd.

Beauland Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 5 April 2020

16. Investment entities

Subsidiaries and other investments

	Registered office	Class of share	Percentage of shares held
Subsidiary undertakings			
Alcombe Limited	309 Bury New Road Salford Manchester M7 2YN	Ordinary	100
Citeglen Properties Limited	309 Bury New Road Salford Manchester M7 2YN	Ordinary	100
Edlo Investments Limited	309 Bury New Road Salford Manchester M7 2YN	Ordinary	100

The results for subsidiaries and other undertakings are as follows:

	Capital and reserves		Profit/(loss) for the year	
	2020	2019	2020	2019
	£	£	£	£
Subsidiary undertakings				
Alcombe Limited	709,678	709,543	135	6
Citeglen Properties Limited	779,319	780,126	(806)	(670)
Edlo Investments Limited	696,199	696,465	(267)	7,017

17. Debtors

	2020	2019
	£	£
Amounts owed by group undertakings	182,463	195,360
Other debtors	222,817	168,592
	<u>405,280</u>	<u>363,952</u>

18. Creditors: amounts falling due within one year

	2020	2019
	£	£
Bank loans and overdrafts - secured	75,000	75,000
Amounts owed to group undertakings	180,761	211,077
Accruals and deferred income	94,908	49,897
Social security and other taxes	41,886	14,595
Other creditors	185,002	103,058
	<u>577,557</u>	<u>453,627</u>

Beauland Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 5 April 2020

19. Creditors: amounts falling due after more than one year

	2020 £	2019 £
Bank loans and overdrafts - secured	<u>1,423,750</u>	<u>1,498,750</u>

20. Analysis of charitable funds

Unrestricted funds

	At 6 April 2019 £	Income £	Expenditure £	Gains and losses £	At 5 April 2020 £
General funds	<u>9,417,076</u>	<u>965,735</u>	<u>(362,683)</u>	<u>1,189,256</u>	<u>11,209,384</u>

	At 6 April 2018 £	Income £	Expenditure £	Gains and losses £	At 5 April 2019 £
General funds	<u>8,946,822</u>	<u>927,733</u>	<u>(457,479)</u>	<u>—</u>	<u>9,417,076</u>

21. Analysis of net assets between funds

	Unrestricted Funds £	Total Funds 2020 £
Investments	12,627,829	12,627,829
Current assets	582,862	582,862
Creditors less than 1 year	(577,557)	(577,557)
Creditors greater than 1 year	<u>(1,423,750)</u>	<u>(1,423,750)</u>
Net assets	<u>11,209,384</u>	<u>11,209,384</u>

	Unrestricted Funds £	Total Funds 2019 £
Investments	10,880,564	10,880,564
Current assets	488,889	488,889
Creditors less than 1 year	(453,627)	(453,627)
Creditors greater than 1 year	<u>(1,498,750)</u>	<u>(1,498,750)</u>
Net assets	<u>9,417,076</u>	<u>9,417,076</u>

Beauland Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 5 April 2020

22. Analysis of changes in net debt

	At 6 Apr 2019	Cash flows	At 5 Apr 2020
	£	£	£
Cash at bank and in hand	124,937	52,645	177,582
Debt due within one year	(286,077)	30,316	(255,761)
Debt due after one year	(1,498,750)	75,000	(1,423,750)
	<u>(1,659,890)</u>	<u>157,961</u>	<u>(1,501,929)</u>

23. Related parties

During the year aggregate donations totalling £95,000 were received by the charity from trustees and related parties. Covenanted donation of £137,353 were received from the subsidiary undertakings. Included in other creditors are amounts due to the following companies/charities whose directors are also trustees of this charity or closely related to trustees of this charity.

	2020 £	2019 £
Newgreen Properties Limited	85,000	85,000
Birch Park Investments Limited	100,000	—
Speedmanor Ltd	2	2

The above loans are interest free and repayable on demand.