

# **ZICHRON MEIR LIMITED**

**(A company limited by guarantee)**

**Trustees' report and financial statements  
for the year ended 31 May 2020**

# **ZICHRON MEIR LIMITED**

## **Contents**

	<b>Page</b>
Reference and administrative information	<b>1</b>
Report of the Trustees	<b>2 - 3</b>
Report of the Auditors	<b>4 - 6</b>
Statement of Financial Activities	<b>7</b>
Balance sheet	<b>8</b>
Cash Flow statement	<b>9</b>
Notes to the financial statements	<b>10 - 14</b>

## **ZICHRON MEIR LIMITED**

### **Reference and administrative information**

Trustee	M Landau C Landau C L KLein (appointed 27 November 2019)
Company number	5127128
Charity number	1104523
Registered office	First Floor 94 Stamford Hill London N16 6XS
Business address	26 Leweston Place London N16 6RH
Auditors	Sugarwhite Meyer Accountants Ltd Chartered Accountants First Floor 94 Stamford Hill London N16 6XS
Bankers	Barclays Bank Plc Broadgate 2 Leicestershire, LE87 2BB

## **ZICHRON MEIR LIMITED**

### **Trustee's report (incorporating director's report) for the year ended 31 May 2020**

The trustee presents their annual report and financial statements for the year ended 31 May 2020.

#### **Reference and administrative information**

Reference and administrative information is shown on page 1 of the financial statements and forms part of this report.

#### **Constitution**

The charity is constituted as company limited by guarantee and is governed by its Memorandum and Articles of Association dated 13 May 2004.

#### **Organisational structure**

The power to appoint new trustees is vested in the board. New trustees are appointed based on personal competence, specialist skills and experience. They are inducted into the working of the charity by the current board and are given, in the view of the board, sufficient training to understand the nature of the charity and its working. They are also encouraged to read the Charity Commission's various publications on trustees.

#### **Objects for public benefit**

The objects of the charity are:

- the advancement of the Orthodox Jewish Faith and of Orthodox Jewish Religious Education in any part of the world.
- the relief of the poor, the sick, feeble and infirm among members of the Jewish Faith in any part of the world.

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.

In this respect the charity makes grants to organisations working within the objects of Zichron Meir Ltd.

#### **Grant making policy**

In general the trustees select institutions to be supported according to their personal knowledge of work of the institution. Whilst not actively inviting applications, they are always prepared to accept any application which will be carefully considered and help given according to circumstances and funds then available.

#### **Review of activities and achievements**

The charity is reliant on donations from companies connected with the trustee, income from investments, loan interest from its subsidiary and others. Although donations were much reduced, investment income increased substantially and the trustees increased grantmaking accordingly.

#### **Plans for future periods**

The charity plans to continue its activities subject to satisfactory income.

#### **Reserve policy**

The trustees do not seek to maintain reserves, other than to ensure that they can continue the activities of the charity. Reserves at the year end were £13,244,730 (2019 - £13,199,750).

## **ZICHRON MEIR LIMITED**

### **Trustee's report (incorporating director's report) for the year ended 31 May 2020**

#### **Risk review**

The trustees have reviewed the major risks that the charity faces and confirms that they have established systems to mitigate them.

#### **Statement of trustee's responsibilities**

The trustees (who are also a directors for the purposes of company law) are responsible for preparing the Trustees' Annual 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 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 these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards and statements of recommended practice have been followed subject to any departures disclosed and explained in the financial statements; and
- 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 proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the 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.

In so far as the charity's trustees are aware:

- there is no relevant information of which the charity's auditors are unaware; and
- the trustees have taken all steps 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.

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

Signed on 19 July 2021 by

**M Landau**  
**Trustee**

## **ZICHRON MEIR LIMITED**

### **Independent auditor's report to the member of ZICHRON MEIR LIMITED**

#### **Opinion**

We have audited the financial statements of Zichron Meir Limited for the year ended 31 May 2020 which comprises the Statement of Financial Activities, the Balance Sheet, the 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'.

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 May 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, 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 group 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 of signing the financial statements

#### **Other information**

The trustees are responsible for the other information. The other information comprises the information in the annual report, but does not include the financial statements and our Report of the Independent Auditors thereon.

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.

## **ZICHRON MEIR LIMITED**

### **Opinion on other matters prescribed by the Companies Act 2006**

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

- give a true and fair view of the state of the charity's affairs as at 31 May 2020 and of the income and expenditure for the year then ended;
- the information given in the Trustees' Report, which include the Directors' 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 group and the parent company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where 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; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption from the requirement to prepare a Strategic Report or in preparing Trustees' Report.

### **Responsibilities of trustees**

As explained more fully in the Statement of Trustees' Responsibilities, 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.

### **Auditors' 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.

### **Use of our report**

## **ZICHRON MEIR LIMITED**

This report is made solely to the charitable company's trustees, 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 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.

**E Meyer FCA BSc (senior statutory auditor)**

*for and on behalf of*

**Sugarwhite Meyer Accountants Ltd**

**Chartered Accountants and Statutory Auditor**

**First Floor**

**94 Stamford Hill**

**London N16 6XS**

**19 July 2021**



# ZICHRON MEIR LIMITED

## Statement of financial activities (including income and expenditure account) for the year ended 31 May 2020

	Notes	2020 Total £	2019 Total £
<b>Income from:</b>			
Donations		20,000	5,220,001
Investments	2	793,341	558,106
<b>Total income</b>		<u>813,341</u>	<u>5,778,107</u>
<b>Expenditure on:</b>			
<i><b>Raising funds</b></i>			
Investment management costs		(82,970)	(52,787)
<i>Charitable activities</i>	3	(685,391)	(439,458)
<b>Total expenditure</b>		<u>(768,361)</u>	<u>(492,245)</u>
<b>Net incoming resources before gains and losses on revaluations and disposals</b>		44,980	5,285,862
Gains and losses on revaluations and disposals of investment assets		<u>-</u>	<u>200,271</u>
<b>Net income</b>		44,980	5,486,133
<b>Reconciliation of funds</b>			
Total funds brought forward		13,199,750	7,713,617
<b>Total funds carried forward</b>		<u><u>13,244,730</u></u>	<u><u>13,199,750</u></u>

The notes on pages 10 to 14 form an integral part of these financial statements.

# ZICHRON MEIR LIMITED

Company No:- 5127128

## Balance sheet as at 31 May 2020

	Notes	2020		2019	
		£	£	£	£
<b>Fixed assets</b>					
Investments	7		10,556,437		10,404,416
<b>Current assets</b>					
Debtors	8	2,739,151		2,754,783	
Cash at bank and in hand		27,663		107,802	
		<u>2,766,814</u>		<u>2,862,585</u>	
<b>Creditors: amounts falling due within one year</b>	9	<u>(78,521)</u>		<u>(67,251)</u>	
<b>Net current assets</b>			2,688,293		2,795,334
<b>Net assets</b>			<u>13,244,730</u>		<u>13,199,750</u>
<b>Funds of the charity</b>					
Unrestricted funds			13,244,730		13,199,750
			<u>13,244,730</u>		<u>13,199,750</u>

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

Approved by the trustees on 19 July 2021 and signed on their behalf by

**M Landau**  
Trustee

The notes on pages 10 to 14 form an integral part of these financial statements.

## ZICHRON MEIR LIMITED

### Cash flow statement for the year ended 31 May 2020

	2020 £	2019 £
<b>Reconciliation of operating gain to net cash inflow from operating activities</b>		
Operating gain	44,980	5,285,862
(Increase)/Decrease in debtors	15,632	(1,315,183)
Increase in creditors	11,270	58,971
<b>Net cash inflow from operating activities</b>	<u>71,882</u>	<u>4,029,650</u>

### Cash flow statement

Net cash inflow from operating activities	71,882	4,029,650
Proceeds of fixed assets	-	200,271
Capital expenditure and financial investment	-	4,296,443
Acquisitions and disposals	(152,020)	-
<b>Decrease in cash in the year</b>	<u>(80,138)</u>	<u>(66,522)</u>

### Reconciliation of net cash flow to movement in net debt

<b>Decrease in cash in the year</b>	80,138	(66,522)
<b>Net funds at 1 June 2019</b>	<u>107,802</u>	<u>174,324</u>
<b>Net funds at 31 May 2020</b>	<u>27,664</u>	<u>107,802</u>

## **ZICHRON MEIR LIMITED**

### **Notes to the financial statements for the year ended 31 May 2020**

#### **1. Accounting policies**

##### **1.1. Accounting convention**

The financial statements have been prepared under the historical cost convention and in accordance with 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 2019) - (Charities SORP FRS 102) and the Companies Act 2006. The charity is a public benefit entity under FRS 102.

##### **1.2. Income**

Income received by way of donations and gifts are included in full in the Statement of Financial Activities when received.

Income from investments is included in the year in which it is receivable.

##### **1.3. Expenses**

Liabilities are recognised in the year in which they are incurred and includes irrecoverable VAT.

Investment management costs include costs relating to the investment properties.

Charitable grants are only recognised in the accounts when paid.

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.

##### **1.4. Judgements and key sources of estimation uncertainty**

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. These estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. The estimates and underlying assumptions are reviewed on an ongoing basis.

The valuation of investment 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.

##### **1.5. Investment properties**

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure. It is revalued to its fair value at each reporting date any changes are transferred to the Statement of Financial Activities. No depreciation is provided in respect of investment properties applying the fair value.

The fair value of the investment properties has been arrived at on the basis of a valuation carried out by the trustees who are considered to 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 or similar location.

## **ZICHRON MEIR LIMITED**

### **Notes to the financial statements for the year ended 31 May 2020**

#### **1.6. Going concern**

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

#### **2. Investment income**

	<b>Charity 2020 £</b>	<b>Charity 2019 £</b>
Rental income	422,807	266,158
Syndicate income	289,391	205,468
Interest receivable	81,143	86,480
	<u>793,341</u>	<u>558,106</u>

## ZICHRON MEIR LIMITED

### Notes to the financial statements for the year ended 31 May 2020

#### 3. Charitable activities

##### Grantmaking

	2020 £	2019 £
Advancement of religion	215,800	125,000
Advancement of education	235,600	171,956
Relief of poverty	185,300	69,000
Social welfare	22,500	-
Medical	16,000	30,000
General purpose	-	33,000
	<u>675,200</u>	<u>428,956</u>
Support costs	46	1,382
Governance	10,145	11,321
	<u>685,391</u>	<u>441,659</u>

All grants are institutional:.

Beth Hamidrash Satmar Trust	50,000
Keren Yetev Lev Ltd	50,000
Moreshet Hatorah Ltd	50,000
Ezer V'Hatzalah Ltd	40,000
Amud Hatzdokoh Trust	37,300
Shaykel Esuh	30,000
The Tsehchenov Institutions Trust	30,000
Ezer Viznitz Foundsation	28,600
Zoreya Tzedokos	25,000
Others under £25,000	334,300
	<u>675,200</u>

#### 4. Governance costs

	2020 £	2019 £
Legal fees	2,980	5,576
Auditor's remuneration	3,180	2,640
Auditor's remuneration - other fees	3,180	3,540
Fees written off	-	(240)
General expenses	805	422
	<u>10,145</u>	<u>11,938</u>

#### 5. Employees

The average numbers of employees in the year was Nil (2019 - Nil).

## ZICHRON MEIR LIMITED

### Notes to the financial statements for the year ended 31 May 2020

#### 6. Trustees' emoluments

No trustee received remuneration, allowance for or reimbursement of expenses.

#### 7. Fixed asset investments

	Subsidiary undertakings shares £	Property investments £	Syndicate investments £	Total £
<b>Cost</b>				
At 1 June 2019	1	8,830,877	1,573,538	10,404,416
Additions	-	-	-	-
Net movement on income account		-	152,021	152,021
At 31 May 2020	1	8,830,877	1,725,559	10,556,437
<b>Net book values</b>				
At 31 May 2020	1	8,830,877	1,725,559	10,556,437
At 31 May 2019	1	8,830,877	1,573,538	10,404,416

Zichron Meir Ltd hold 100% of the share capital of Tellstone Ltd, a property investment company registered in England & Wales, No. 09879969.

For the year ended 31 May 2020 Tellstone Ltd made a loss of £11,328 (2019 - £239,438 profit, after revaluation). Its capital and reserves were £227,258 ( 2019 - £238,856).

#### 8. Debtors

	2020 Charity £	2019 Charity £
Amounts owed by subsidiary	2,602,706	2,614,899
Other debtors	52,836	108,044
Prepayments and accrued income	83,609	31,840
	2,739,151	2,754,783

## ZICHRON MEIR LIMITED

### Notes to the financial statements for the year ended 31 May 2020

**9. Creditors: amounts falling due  
within one year**

	<b>2020</b>	<b>2019</b>
	<b>Charity</b>	<b>Charity</b>
	<b>£</b>	<b>£</b>
Other creditors	51,623	43,123
Accruals and deferred income	26,898	24,128
	<u>78,521</u>	<u>67,251</u>

**10. Related party transactions**

Tellstone Ltd is a wholly owned subsidiary, it paid interest of £78,807 (2019 - £83,368)), at the balance sheet date it owed £2,602,705 (2019 - £2,614,899) to Zichron Meir Ltd. LFPM is a related party which act as managing agents for the charity.

The charity received an unrestricted donation of £20,000 from a trustee.