

Charity registration number 326329

Company registration number 01671900 (England and Wales)

LOCALTRENT LIMITED
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

LOCALTRENT LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

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

LOCALTRENT LIMITED

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LOCALTRENT LIMITED

GOVERNORS' REPORT (INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 31 MARCH 2022

The governors present their report and accounts for the year ended 31 March 2022.

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

Objectives and activities

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

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

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

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

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

Achievements and performance

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

Financial review

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

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

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

The charity's own investments generated £296,656 (2021: £252,762) with a further £25,000 (2021: £115,000) in donations. Gains were made on the sale of property investments to the sum of £232,818 (2021: 0). Accordingly, the total of incoming resources were £554,474 (2021: £367,762) which left a surplus of £540,602 (2021: £349,760) after expenses of £13,872 (2021: £18,002).

The charity distributed £229,705 (2021: £272,407) to various charities for the relief of poverty and the advancement of religion in accordance with the Orthodox Jewish faith.

LOCALTRENT LIMITED

GOVERNORS' REPORT (CONTINUED)(INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 31 MARCH 2022

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

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

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

Structure, governance and management

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

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

Mr Hyman Weiss	
Mrs Mina Weiss	(Deceased 25 January 2023)
Mr Philip Weiss	
Mrs Y Weiss	(Resigned 16 March 2022)
Zisel Weiss	(Resigned 16 March 2022)
Mr B Weiss	(Deceased 5 January 2023)

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

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

The board of governors administers the charity.

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



.....
Mr Hyman Weiss

Governor

Dated: 31/01/23

LOCALTRENT LIMITED

INDEPENDENT EXAMINER'S REPORT

TO THE GOVERNORS OF LOCALTRENT LIMITED

I report to the governors on my examination of the financial statements of Localtrrent Limited (the charity) for the year ended 31 March 2022.

Responsibilities and basis of report

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

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

Independent examiner's statement

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

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

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

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



Jason Selig BA ACA CTA DChA
Lopian Gross Barnett & Co

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

Dated: 31/01/23

LOCALTRENT LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2022

		Unrestricted funds 2022	Unrestricted funds 2021
	Notes	£	£
<u>Income and endowments from:</u>			
Donations and legacies	3	25,000	115,000
Investment income	4	296,656	252,762
Other incoming resources	5	232,818	-
Total income		554,474	367,762
<u>Expenditure on:</u>			
Charitable activities	6	229,705	272,407
Other	10	13,872	18,002
Total resources expended		243,577	290,409
Net income for the year/ Net movement in funds		310,897	77,353
Fund balances at 31 March 2022		1,483,128	1,172,230

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

All income and expenditure derive from continuing activities.

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

LOCALTRENT LIMITED

BALANCE SHEET

AS AT 31 MARCH 2022

	Notes	2022 £	£	2021 £	£
Fixed assets					
Investment properties	12		400,000		400,000
Investments	13		110		110
Investments in joint property syndicates	14		2,072,758		2,096,216
			<u>2,472,868</u>		<u>2,496,326</u>
Current assets					
Debtors	15	4,967		56,220	
Cash at bank and in hand		56,434		64,916	
		<u>61,401</u>		<u>121,136</u>	
Creditors: amounts falling due within one year	17	(948,827)		(1,322,836)	
Net current liabilities			<u>(887,426)</u>		<u>(1,201,700)</u>
Total assets less current liabilities			<u>1,585,442</u>		<u>1,294,626</u>
Creditors: amounts falling due after more than one year	18		(102,314)		(122,396)
Net assets			<u>1,483,128</u>		<u>1,172,230</u>
Income funds					
Unrestricted funds			<u>1,483,128</u>		<u>1,172,230</u>
			<u>1,483,128</u>		<u>1,172,230</u>

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2022.

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

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

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

The financial statements were approved by the Governors on 31/01/23

H. Weiss

Mr Hyman Weiss
Trustee

Company Registration No. 01671900

LOCALTRENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

1 Accounting policies

Charity information

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

1.1 Accounting convention

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

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

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

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

1.2 Going concern

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

1.3 Charitable funds

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

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

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

1.4 Income

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

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

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

LOCALTRENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

1 Accounting policies

(Continued)

1.5 Expenditure

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

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

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

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

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

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

1.6 Investment properties

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

1.7 Fixed asset investments

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

1.8 Cash and cash equivalents

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

1.9 Financial instruments

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

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

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

Basic financial assets

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

LOCALTRENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

1 Accounting policies

(Continued)

Basic financial liabilities

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

Derecognition of financial liabilities

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

1.10 Investments in joint property syndicates

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

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

1.11 Group accounts

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

2 Critical accounting estimates and judgements

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

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

3 Donations and legacies

	2022	2021
	£	£
Donations and gifts	25,000	115,000

Donations include £ Nil (2021: Nil) from the company's subsidiaries.

LOCALTRENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) **FOR THE YEAR ENDED 31 MARCH 2022**

4 Investment income

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Rental income	11,471	60,486
Rental expenses	(7,084)	(61,992)
Net rental income	4,387	(1,506)
Property investment surpluses	292,268	254,267
Interest receivable	1	1
	<u>296,656</u>	<u>252,762</u>

5 Other incoming resources

	Unrestricted funds	Total
	2022	2021
	£	£
Net gain on disposal of property investments	232,818	-
	<u>232,818</u>	<u>-</u>

6 Charitable activities

	Charitable distributions	Charitable distributions
	2022	2021
	£	£
Grant funding of activities (see note 7)	229,705	272,407
	<u>229,705</u>	<u>272,407</u>

LOCALTRENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

7 Grants payable

	Charitable distributions 2022 £	Charitable distributions 2021 £
Grants to institutions:		
Orthodox Jewish education & religious studies	73,005	89,027
Advancement of religion & orthodox Jewish faith	29,600	74,000
Relief of hardship & poverty in Jewish community	127,100	109,380
	<u>229,705</u>	<u>272,407</u>

Material grants issued in the period were:

	£
ABS Training Limited	21,000
Asser Bishvil	20,000
Bederech Kovoid	5,000
Chasdei Yoel Charitable Trust	10,400
Cong Yetev Lev	7,450
Duschinsky Trust	27,000
Format Charity	8,000
Friends of Mercaz Hatorah Belz Machnivka	9,700
Merkaz Hatorah Belz Machnovke	7,000
Shaykel Esuh	5,000
Tchaba Kollel	5,000
Teshuva Tefilloh Tzedoka	9,000
Vyoel Moshe Charitable Trust	5,000
Zoreia Zedokos	57,000
	<u>186,050</u>
Other grants (less than £5,000)	43,655
	<u>229,705</u>

8 Governors

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

LOCALTRENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

9 Employees

The average monthly number of employees during the year was:

	2022 Number	2021 Number
Total	-	-

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

10 Other

	2022	2021
	£	£
Accountancy charges	5,600	5,600
Sundry expenses	1,133	1,313
Bank charges and interest	343	248
Financing costs	6,611	7,841
Management charges	185	3,000
	<u>13,872</u>	<u>18,002</u>

11 Taxation

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

12 Investment property

	2022 £
Fair value	
At 1 April 2021 and 31 March 2022	<u>400,000</u>

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

	2022 £	2021 £
Freehold	<u>400,000</u>	<u>400,000</u>

LOCALTRENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) **FOR THE YEAR ENDED 31 MARCH 2022**

13 Fixed asset investments

		Other investments
Cost or valuation		
At 1 April 2021 & 31 March 2022		110
Carrying amount		
At 31 March 2022		110
At 31 March 2021		110

	Notes	2022 £	2021 £
Other investments comprise:			
Investments in subsidiaries	20	110	110

14 Investments in joint property syndicates

	£
At 1 April 2021	2,096,216
Capital introduced	122,008
Surplus for the year	292,268
Disposal of investments	(167,182)
Capital repayments	(270,552)
At 31 March 2022	2,072,758

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

15 Debtors

	2022 £	2021 £
Amounts falling due within one year:		
Trade debtors	22	22
Other debtors	4,945	56,198
	4,967	56,220

LOCALTRENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

16 Loans and overdrafts

	2022 £	2021 £
Bank loans	116,504	135,333
Payable within one year	14,190	12,937
Payable after one year	102,314	122,396

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

17 Creditors: amounts falling due within one year

	Notes	2022 £	2021 £
Bank loans	16	14,190	12,937
Trade creditors		11,199	33,979
Amounts due to subsidiary undertakings		737,030	1,089,977
Other creditors		178,100	177,450
Accruals and deferred income		8,308	8,493
		948,827	1,322,836

18 Creditors: amounts falling due after more than one year

	Notes	2022 £	2021 £
Bank loans	16	102,314	122,396

19 Related party transactions

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

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

LOCALTRENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

20 Subsidiaries

Details of the charity's wholly owned subsidiaries at 31 March 2022 are as follows:

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

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

Name of undertaking	Profit/(Loss)	Capital and Reserves
	£	£
Park Lane One Estates Limited	(1,605)	13,806
Wallflower Investments Limited	(159)	81,656