

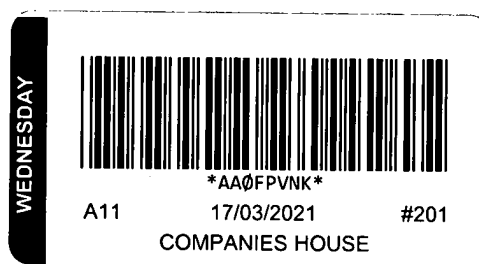
THE RAPHAEL FRESHWATER
MEMORIAL ASSOCIATION LIMITED

Company No: 688212

CONSOLIDATED
FINANCIAL STATEMENTS

for the year ended

31 MARCH 2020



COHEN ARNOLD
CHARTERED ACCOUNTANTS
& STATUTORY AUDITOR
LONDON NW11 0PU

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED

TRUSTEES

Mr B S E Freshwater (Chairman)
Mr D Davis
Mr S I Freshwater
Mr R Fischer

SECRETARIES

Mr J S Southgate
Mr M D E Bale

REGISTERED OFFICE

Freshwater House
158-162 Shaftesbury Avenue
LONDON WC2H 8HR

AUDITORS

Cohen Arnold
New Burlington House
1075 Finchley Road
LONDON NW11 0PU

PRINCIPAL BANKERS

Barclays Bank plc

COMPANY NUMBER

688212

REGISTERED CHARITY NUMBER

313890

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED

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FOR THE YEAR ENDED 31 MARCH 2020

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THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED
(LIMITED BY GUARANTEE)
TRUSTEES' REPORT

The Governors, hereafter referred to as Trustees, who are also directors for the purposes of company law, have pleasure in presenting their Annual Report together with the Consolidated Financial Statements of the Company for the year ended 31 March 2020.

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISORS

The official name of the Charity is The Raphael Freshwater Memorial Association Limited, a Company limited by guarantee. Its company registration number is 688212 and its registered charity number is 313890.

The registered address of the Company is:

Freshwater House
158 - 162 Shaftesbury Avenue
LONDON WC2H 8HR

The Trustees of the Company who served during the year and who are still in office are:

Mr B S E Freshwater (Chairman)
Mr D Davis
Mr S I Freshwater
Mr R Fischer

STRUCTURE, GOVERNANCE AND MANAGEMENT

The day to day affairs of the Company are administered by an Executive Committee, the Chairman of which is Mr BSE Freshwater.

All Trustees give their time voluntarily and no benefits or expenses were paid to them during the year.

New trustees are appointed based on personal competence, specialist skills, availability and knowledge of and contact with institutions professing and teaching the principles of traditional Judaism and the advancement of religion in accordance with the Jewish faith. New trustees are inducted into the workings of the Company by the existing trustees.

As the Charity is a Company limited by guarantee, its governing documents are its Memorandum and Articles of Association.

Group Structure and Relationships

The charity has the following non-charitable operating subsidiaries:-

Bastion Products Limited – a property investment company
Brigade Properties Limited – a property investment company
Charles Development Company Limited – a share investment company
Cherry Orchard Properties Limited – a property investment company
Endsleigh Court Services Limited – a property management company
Kayville Properties Limited – a property investment company
L K B Investments Limited – a property investment company
LKB (Endsleigh) Limited – a property investment company
Metropolitan Properties Co (Cloisters) Limited – a property investment company
Newprop Company Limited – a property investment company

Certain of the Trustees of this Company are also directors of the above companies.

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED
(LIMITED BY GUARANTEE)
TRUSTEES' REPORT

STRUCTURE, GOVERNANCE AND MANAGEMENT (cont'd)

Related Party Transactions

Details of transactions with 'Related Parties' are disclosed in Notes 10, 11, 12, 18, 19 and 23 to the Financial Statements.

OBJECTIVES AND ACTIVITIES

The Company was established to support the activities of religious Jewish organisations recognised as charitable by English Law both in the United Kingdom and abroad, especially those in the field of education and relief of poverty. The Trustees regularly support a significant number of institutions and organisations both in the United Kingdom and abroad which meet the Company's criteria.

The Company is also supportive of organisations which are solely committed to the relief of poverty. Such organisations assist needy Jewish families through both financial and non-financial grants and distributions.

The Company receives income from its investment properties, cash deposits, fixed asset listed investments and subsidiary and associated undertakings which it utilises in the provision and distribution of grants, donations and loans to organisations that fall within the objectives of the Company.

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

TRUSTEES' RESPONSIBILITIES

The Trustees are responsible for preparing the Trustees' Report and the Financial Statements in accordance with applicable law and regulations.

Company law requires the Trustees to prepare financial statements for each financial year. Under that law the Trustees have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Group and Company and the income and expenditure of the Group for that period.

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

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

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company 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.

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED
(LIMITED BY GUARANTEE)
TRUSTEES' REPORT

AUDITORS

The auditors, Cohen Arnold, are willing to continue in office and a resolution re-appointing them in accordance with Section 485 of the Companies Act 2006 and authorising the board to fix their remuneration will be proposed at the Annual General Meeting.

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

- so far as each Trustee is aware, there is no relevant audit information of which the Company's auditor is unaware; and
- each Trustee has 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 Company's auditor is aware of that information.

STRATEGIC REVIEW

The Trustees have prepared a strategic report which includes a review of the Group's business and future developments, a description of the principal risks and uncertainties facing the Group and key performance indicators.

STRATEGY AND BUSINESS MODEL

The Company invests in investment properties, cash deposits, fixed asset listed investments and subsidiary and associated undertakings to generate income with which it makes grants, donations and loans to charitable organisations and institutions that fall within the objectives of the Company.

ACHIEVEMENTS AND PERFORMANCE

During the year the Company continued its philanthropic activities in support of religious, educational and other Charitable Institutions and the aggregate of donations made was £5,822,000 (2019: £3,085,000). Over 300 institutions and organisations were the recipients of the above donations.

No change in activities is envisaged in the immediate future.

In recent years, the Trustees have continued to support certain major projects which, during previous years, have received substantial financial grants from the Company. At the present time the Trustees have entered into commitments for the financial support of Colleges and Institutions which is anticipated to absorb approximately £1,136,000 comprising Tangible Fixed Assets and other current assets made available by the Company and the provision of financial support over the next five years (Note 16). Funds to meet these commitments have been set aside and are referred to as "Designated Funds" in the Financial Statements.

The financial results of the Company and its Subsidiary Undertakings for the year ended 31 March 2020 are fully reflected in the attached Financial Statements together with the Notes thereon.

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED
(LIMITED BY GUARANTEE)
TRUSTEES' REPORT

ACHIEVEMENTS AND PERFORMANCE (cont'd)

Under the terms of the Will of the late Mrs N G Freshwater, 50 Ordinary Shares in Highdorn Co. Limited (see Note 10e) representing 50% of its issued Share Capital are bequeathed to the Company. Those shares will be transferred to the Company during the Administration of the Estate. As that has not yet occurred, the bequest and receipt of the Shares has not been recognised in the Financial Statements of the Company and the Group for the year under review. The estimated value based upon the net asset value of the 50% shareholding in Highdorn Co. Limited as at 31 March 2020 is approximately £38 million. The net asset value reflects the fair values of Highdorn Co. Limited and Subsidiary Undertakings' underlying properties held for investment and investment assets.

FINANCIAL REVIEW

Reserves Policy

The Company is required to maintain Reserves in order to ensure that it is in a position to continue its grant-making activities and cover contingencies of additional calls being made upon the Company for support of organisations or institutions in times of need.

Consequently, the Trustees consider it appropriate to maintain 'Free Reserves' (unrestricted funds not committed or invested in Tangible Fixed Assets, Fixed Asset Investments or Loans to Subsidiary Undertakings) at a level which will not impinge on the Company's ability to support Charitable Institutions.

As at 31 March 2020, the Company has total funds of £119,315,000 (Group: £119,315,000). These funds include £95,139,000 (Group: £96,080,000) which arises from the revaluation of the Company's investments and is not readily available for general purposes. The funds of the Company and Group also include £1,136,000 of Designated Funds set aside for a Special Projects Fund, from which donations are made to various long-term charitable projects. Consequently, the Company has reserves of £23,040,000 (Group: £22,099,000) after making allowances for the Designated Funds and reserves not readily available. These reserves include the Free Reserves of the Company and are considered to be adequate and will be reviewed periodically by the Trustees.

Investment Policy

Under the Memorandum and Articles of Association, the Company has the power to make investments which the Trustees consider appropriate. The Trustees seek investments which, over a medium term, are anticipated to generate a dependable flow of income coupled with capital growth.

The Trustees consider the return on investments, in terms of both income and capital growth, given the challenging market conditions the Company operates within, to be satisfactory.

Grant Making Policy

The Company makes Grants and Donations to Colleges and Institutions for the advancement of religion and education and to Institutions for the relief of poverty in accordance with the Charity's objectives. The recipient Institutions are based both in the United Kingdom and abroad.

In making Grants and Donations, the Trustees use their personal knowledge of the Institution, its representatives, operational efficiency and reputation. The Trustees monitor the application of the Grants and Donations by meeting with representatives of the Institutions and obtaining information as to the utilisation of funds.

During the year, the Company made Grants and Donations for the advancement of religion and education of £4,774,000 (2019: £2,360,000) and for the relief of poverty of £1,048,000 (2019: £725,000).

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED
(LIMITED BY GUARANTEE)
TRUSTEES' REPORT

FINANCIAL REVIEW (cont'd)

Risk Management

The Trustees have a risk management strategy which comprises an annual review of the principal risks and uncertainties to which the Company is exposed, in particular those to the operations and finances of the Company; the establishment of policies, systems and procedures to mitigate those risks identified in the annual review and the implementation of procedures designed to minimise or manage any potential impact on the Company should those risks materialise.

The principal risks to which the Company is exposed are:

- Liabilities arising from property investment activity
- Tenant defaults
- Damage to property from flood, fire or terrorist action
- Planning construction and letting risk in relation to redevelopment activity
- The availability of liquid funds to make grants and donations
- The economic cycle generally
- The macroeconomic environment, including the impact of Covid-19 and Brexit

The Company seeks to manage or mitigate such risks wherever possible through such measures as insurance, tenant screening and monitoring, rigorous reviews of acquisition and investment opportunities, external expert advice, monitoring cash and regular monitoring of the economic outlook.

Ultimately, the Trustees are not overly concerned as they can manage the level of donations according to the available reserves taking into account the financial implications of Covid-19 and Brexit. The Trustees are satisfied that no adverse effects regarding property investment, Covid-19 and Brexit would impact the going concern status of the company.

Key Performance Indicators (KPIs)

The Trustees monitor the Group's performance progress against its strategic objectives and the financial performance of its operations on a regular basis. Performance is assessed against the strategy and expectations using financial and non-financial measures. The most significant KPIs used by the Group are as follows:

	2020	2019
Grants and donations paid out	£5.8 million	£3.1 million
Net rental income/(expenditure)	£2.1 million	£2.5 million
Dividend income from listed investments	£0.5 million	£0.5 million
Listed investments at fair value	£15.0 million	£27.4 million
Investment property at fair value	£116.4 million	£115.7 million

PLANS FOR THE FUTURE

The Trustees plan to continue to make distributions in accordance with their grant making policy and ensure that the ability to generate sufficient income is maintained to achieve that end.

EVENTS AFTER THE END OF THE REPORTING PERIOD

Particulars of events after the reporting date are detailed in Note 22 to the financial statements.

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED
(LIMITED BY GUARANTEE)
TRUSTEES' REPORT

FIXED ASSETS

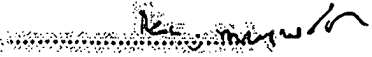
The movements in Fixed Assets are fully reflected in Notes 9 and 10 to the Financial Statements.

An independent professional revaluation of the group's principal listed investments was carried out at 31 March 2020 by Parmentier Arthur Valuation Services Limited. The valuation figure was based on a combined discounted net asset and dividend yield approach (see Note 10 and 22).

The Company's investment properties are included in the Balance Sheet at fair value, as fully disclosed in Note 10 to the Financial Statements.

An independent professional revaluation of all the group's properties was carried out at 31 March 2020 by Colliers International Property Advisers UK LLP, RICS Registered Valuers. The valuation figures are based on open market value assessed in accordance with the RICS Valuation - Professional Standards (2014).

On Behalf of the Council


Mr B S E Freshwater - Trustee

10 March 2021

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED
(LIMITED BY GUARANTEE)

OPINION

We have audited the financial statements of The Raphael Freshwater Memorial Association Limited (the 'charity') for the year ended 31 March 2020 which comprise the Consolidated Statement of Financial Activities, the Consolidated and Parent Company Balance Sheets, the Group Cash Flow Statements 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 31 March 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.

However, due to the current macro-economic impact of the Covid-19 pandemic and the higher level of uncertainty observed in the economy, including the uncertainty surrounding Brexit and the associated potential financial costs, we cannot predict all future events or conditions. As subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the absence of reference to a material uncertainty in this auditor's report is not a guarantee that the company will continue in operation.

EMPHASIS OF MATTER – INVESTMENT PROPERTIES

We draw your attention to Note 10 of the financial statements, which discloses the material uncertainty with regards to the valuation of investment property as at the balance sheet date. Our opinion is not modified in respect of this matter.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED
(LIMITED BY GUARANTEE)

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.

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.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED
(LIMITED BY GUARANTEE)

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:

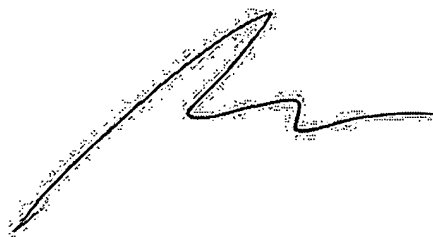
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting 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.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

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.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED
(LIMITED BY GUARANTEE)

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.



BARRY LEIGH
(Senior Statutory Auditor)
For and on behalf of
COHEN ARNOLD
Chartered Accountants
& Statutory Auditor

New Burlington House
1075 Finchley Road
LONDON
NW11 0PU

10 March 2021

Our audit was completed on **10** March 2021 and our opinion was expressed at that date.

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED
CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING THE CONSOLIDATED INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2020

		2020		2019	
		Unrestricted Funds		Unrestricted Funds	
	Note	£'000	£'000	£'000	£'000
Income and Endowments from:					
Donations and Grants Received			1,250		1,250
Investments:					
Income from Fixed Asset Investments			496		482
Interest Receivable and Similar Charges			8		16
Rents and Charges Receivable			7,249		6,724
Total Income			<u>9,003</u>		<u>8,472</u>
Expenditure on:					
Raising Funds:					
Property Outgoings			(5,171)		(4,210)
Interest Payable and Similar Charges	2		(266)		(401)
Investment Management Costs			(95)		(89)
Charitable Activities:					
Grants and Donations	3		(5,822)		(3,085)
Payments from Special Projects Fund			(431)		(67)
Expenditure Relating to Properties Held for Charitable Purposes			(337)		(137)
Other:					
Governance Costs	4		(60)		(64)
Total Expenditure			<u>(12,182)</u>		<u>(8,053)</u>
NET (EXPENDITURE)/INCOME BEFORE GAINS ON INVESTMENTS			<u>(3,179)</u>		<u>419</u>
Net Gains on Investments:					
Disposal of Investment Property			906		567
Valuation of Investment Property	10		780		(1,169)
Valuation of Listed and Other Investments	10		(12,450)		(607)
			<u>(10,764)</u>		<u>(1,209)</u>
NET INCOME BEFORE TAX	5		<u>(13,943)</u>		<u>(790)</u>
Taxation	7		<u>(1,445)</u>		<u>29</u>
NET OUTGOINGS FOR YEAR AND NET MOVEMENT IN FUNDS			<u>(15,388)</u>		<u>(761)</u>
Reconciliation of Funds:					
Total Funds Brought Forward			<u>134,703</u>		<u>135,464</u>
TOTAL FUNDS CARRIED FORWARD			<u>119,315</u>		<u>134,703</u>

The notes on pages 15 to 35 form part of these Financial Statements.

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED
CONSOLIDATED BALANCE SHEET AS AT 31 MARCH 2020

		2020	2019
	Note	£'000	£'000
FIXED ASSETS			
Tangible Assets	9	827	828
Investments	10	131,428	143,098
		<u>132,255</u>	<u>143,926</u>
CURRENT ASSETS			
Debtors	11	15,635	13,447
Cash at Bank and in Hand		3,151	5,324
		<u>18,786</u>	<u>18,771</u>
CREDITORS: Amounts falling due within one year	12	<u>(12,054)</u>	<u>(9,979)</u>
NET CURRENT ASSETS		<u>6,732</u>	<u>8,792</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		138,987	152,718
CREDITORS: Amounts falling due after more than one year	13	(5,010)	(4,800)
PROVISIONS	14	<u>(14,662)</u>	<u>(13,215)</u>
TOTAL NET ASSETS		<u>119,315</u>	<u>134,703</u>
UNRESTRICTED FUNDS			
Designated Funds	16	1,136	1,567
Other Charitable Funds	16	54,205	67,466
Non-Charitable Funds	16	63,974	65,670
TOTAL UNRESTRICTED FUNDS		<u>119,315</u>	<u>134,703</u>

The Financial Statements were approved by the Council on 10 March 2021 and signed on its behalf by

.....
MR B S E FRESHWATER
TRUSTEE

Company Registration Number: 688212

The notes on pages 15 to 35 form part of these Financial Statements.

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED

(LIMITED BY GUARANTEE)

BALANCE SHEET AS AT 31 MARCH 2020

		2020		2019	
	Note	£'000	£'000	£'000	£'000
FIXED ASSETS					
Tangible Assets	9		827		828
Investments	10		106,966		119,510
			<u>107,793</u>		<u>120,338</u>
CURRENT ASSETS					
Debtors	11	17,349		16,226	
Cash at Bank and in Hand		<u>1,471</u>		<u>4,761</u>	
		18,820		20,987	
CREDITORS: Amounts falling due within one year	12	<u>(2,288)</u>		<u>(1,815)</u>	
NET CURRENT ASSETS			<u>16,532</u>		<u>19,172</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			124,325		139,510
CREDITORS: Amounts falling due after more than one year	13		<u>(5,010)</u>		<u>(4,800)</u>
TOTAL NET ASSETS			<u>119,315</u>		<u>134,710</u>
UNRESTRICTED FUNDS					
Designated Funds	16		1,136		1,567
Other Charitable Funds	16		<u>118,179</u>		<u>133,143</u>
TOTAL UNRESTRICTED FUNDS			<u>119,315</u>		<u>134,710</u>

The Financial Statements were approved by the Council on 10 March 2021 and signed on its behalf by


MR B S E FRESHWATER
TRUSTEE

Company Registration Number: 688212

The notes on pages 15 to 35 form part of these Financial Statements.

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2020

		2020		2019	
		Unrestricted Funds		Unrestricted Funds	
	Note	£'000	£'000	£'000	£'000
Cash Flows from Operating Activities:					
Net Cash from Operating Activities	25	(5,515)		(1,038)	
Tax Recovered		85		(30)	
		<u> </u>		<u> </u>	
Net Cash from/(used in) Operating Activities			(5,430)		(1,068)
Cash Flows from Investing Activities					
Dividends, Interest and Rents from Investments		2,650		2,213	
Proceeds from Sale of Investments		906		567	
		<u> </u>		<u> </u>	
Net Cash Provided by Investing Activities			3,556		2,780
Cash Flows from Financing Activities					
Repayments of Borrowing		(33)		(33)	
Interest Paid		(23)		(1,671)	
		<u> </u>		<u> </u>	
Net Cash Used in Financing Activities			(56)		(1,704)
CHANGE IN CASH AND CASH EQUIVALENTS IN THE YEAR			(1,930)		8
CASH AND CASH EQUIVALENTS AT 1 APRIL 2019			5,291		5,607
CHANGE IN CASH AND CASH EQUIVALENTS DUE TO EXCHANGE RATE MOVEMENTS			(243)		(324)
			<u> </u>		<u> </u>
CASH AND CASH EQUIVALENTS AT 31 MARCH 2020	26		3,118		5,291
			<u> </u>		<u> </u>

The notes on pages 15 to 35 form part of these Financial Statements.

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

1. ACCOUNTING POLICIES

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 158-162 Shaftesbury Avenue, London, WC2H 8HR.

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.

The Consolidated Financial Statements incorporate the results of the company and its subsidiaries for the year ended 31 March 2020. These are adjusted, where appropriate, to conform to group accounting policies.

The following accounting policies have been used consistently in the preparation of the Group's Financial Statements.

1.1 BASIS OF ACCOUNTING

The Financial Statements have been prepared under the Historical Cost Convention, as modified by the inclusion of fixed asset investments at fair value. The financial statements are prepared in sterling, which is the functional currency of the entity, and rounded to thousands.

The outbreak of the Covid-19 pandemic in the first six months of 2020 and the associated lockdown has had a negative impact on the macro economy and the particular market that the company, together with the other members of The Raphael Freshwater Memorial Association Limited group (referred to as "the group"), operate in. The directors have placed a particular focus on the group's going concern assessment and have considered the principal risks to the group. This assessment has considered the various probable outcomes of the pandemic on the group's operations and its future financial performance over the next 12 months, including a severe but plausible decline in revenues, an increase in impairment of rent arrears and a reduction in property values. Uncertainty surrounding Brexit and the associated potential financial costs may also have a negative impact. These risks are beyond the control of the group and represent uncertainty to the revenue and cash flow of the company for the foreseeable future.

Notwithstanding these uncertainties, the directors have concluded that it is appropriate for the financial statements to be prepared in accordance with the accounting principles appropriate to a going concern and that there is no material uncertainty to this position, as the directors have a reasonable expectation that the company has adequate resources under all plausible circumstances to continue in operational existence for the foreseeable future by meeting its liabilities and commitments as they fall due, based on available sources of finance.

Judgements made by the Trustees, in the application of these accounting policies that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are discussed in Note 24.

The Company meets the definition of a public benefit entity under FRS 102.

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

1. ACCOUNTING POLICIES (cont'd)

1.2 GROUP FINANCIAL STATEMENTS

A separate Statement of Financial Activities, or Income and Expenditure Account for the Company itself is not presented in accordance with Section 408 of the Companies Act 2006.

The Group Financial Statements incorporate the financial statements of the company and its group undertakings. These are adjusted, where appropriate, to conform to group accounting policies. The Group Financial Statements do not consolidate the results, nor the assets and liabilities of Delbast Corporation as the Trustees are of the opinion that to do so would not reflect a true and fair view in the Financial Statements (see Note 10g). Delbast Corporation and its operations are controlled and carried out in North America by its directors.

1.3 INCOMING RESOURCES

This includes income from listed investments and deposits, rentals received from property assets, receipts under Deeds of Covenant from individuals and other grants and donations received by the Group. Non-monetary donations are recognised at fair value when this can be quantified. The abovementioned items are included in the Financial Statements on an accruals basis with the exception of income from listed companies which is included when received.

Rental income from investment property leased out under operating leases is recognised in the profit and loss account on a straight line basis over the period to first break clause. Lease incentives granted to tenants are recognised on a straight line basis over the period to first break clause. Service charge income is recognised as the services are provided.

1.4 PROPERTY OUTGOINGS

The costs of repairs are recognised in the profit and loss account in the year in which they are incurred.

Lease payments under operating leases are recognised in the profit and loss account on a straight line basis over the term of the lease.

1.5 GOVERNANCE COSTS

Governance costs include costs of the preparation and audit of financial statements and the cost of any legal advice to Trustees on governance or constitutional matters.

1.6 INVESTMENT GAINS AND LOSSES

This includes any gains or losses on the sale of investments and any gains or losses resulting from revaluing investments to fair value at the end of the year.

1.7 DEFERRED TAX

Deferred tax is provided on timing differences which arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the financial statements. The following timing differences are not provided for: differences between accumulated depreciation and tax allowances for the cost of a fixed asset if and when all conditions for retaining the tax allowances have been met. Deferred tax is not recognised on permanent differences arising because certain types of income or expense are non-taxable or are disallowable for tax or because certain tax charges or allowances are greater or smaller than the corresponding income or expense.

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

1. ACCOUNTING POLICIES (cont'd)

Deferred tax is provided in respect of the additional tax that will be paid or avoided on differences between the amount at which an asset (other than goodwill) or liability is recognised in a business combination and the corresponding amount that can be deducted or assessed for tax.

Deferred tax is measured at the tax rate that is expected to apply to the reversal of the related difference, using tax rates enacted or substantively enacted at the balance sheet date.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

There are no deferred tax provisions for the Company; it is exempt from tax due to its charitable status on the basis all income and gains will be applied solely for qualifying charitable purposes.

1.8 PROPERTIES HELD FOR USE BY CHARITY

These properties are stated at cost. Properties donated to the Company are included at fair value at the date of acquisition. Depreciation of freehold buildings is provided at the rate of 2% per annum on a straight-line basis over the useful economic life of the asset.

1.9 INVESTMENT PROPERTY

Investment properties are properties which are held either to earn rental income or for capital appreciation or for both. Investment properties are recognised initially at cost.

Subsequent to initial recognition

- Investment properties are held at fair value. Any gains or losses arising from changes in the fair value are recognised in the profit and loss account in the period that they arise; and
- No depreciation is provided in respect of investment properties applying the fair value model.

Investment property fair value is based on a valuation by an external, independent valuer, having an appropriate recognised professional qualification and recent experience in the location and class of property being valued. Any gain or loss arising from a change in fair value is recognised in the Statement of Financial Activities (SOFA) and taken to Other Unrestricted Funds.

1.10 DISPOSALS OF PROPERTIES

The Group generally holds its properties for the long term in order to generate rental income and capital appreciation although in the right circumstances any property could be available for sale. When an outright sale does occur the resulting surplus based on the excess of sales proceeds over valuation is included within the Group's profit on ordinary activities, and taxation applicable thereto is shown as part of the taxation charge. Disposals are recognised on the date the significant risks and rewards of ownership have been transferred. In addition the Group also 'sells' leasehold extensions when requested by leaseholders. The proceeds of these leasehold extension sales, less directly applicable costs, are also included in profit on disposal of investment properties.

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

1. ACCOUNTING POLICIES (cont'd)

1.11 LISTED INVESTMENTS

Shareholdings acquired are initially recorded at cost and subsequently included at fair value (in accordance with the SORP 2015); any surplus or deficit on revaluation is recognised in the SOFA and taken to Other Unrestricted Funds.

1.12 INVESTMENTS IN SUBSIDIARY UNDERTAKINGS

Shareholdings acquired are initially recorded at cost and subsequently included at Trustees' best estimate of fair value (in accordance with the SORP 2015) based on the net asset value. The net asset values of the subsidiary undertakings reflect fair values of their underlying properties held for investment; any surplus or deficit on revaluation is recognised in the SOFA and taken to Other Unrestricted Funds.

1.13 OTHER INVESTMENTS

Other investments comprise shareholdings in unlisted companies and are initially recorded at cost and subsequently included at Trustees' best estimate of fair value (in accordance with the SORP 2015); any surplus or deficit on revaluation is recognised in the SOFA and taken to Other Unrestricted Funds.

1.14 FINANCIAL INSTRUMENTS

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all its financial liabilities.

Basic financial instruments

Rental and other debtors

Rental and other debtors are recognised initially at transaction price plus attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate for a similar debt instrument.

Rent in advance and other creditors

Rent in advance and other creditors are recognised initially at transaction price less attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate for a similar debt instrument.

Cash and cash equivalents

Cash and cash equivalents comprise cash balances and call deposits. Bank overdrafts that are repayable on demand and form an integral part of the group's cash management are included as a component of cash and cash equivalents for the purpose only of the cash flow statement.

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

1. ACCOUNTING POLICIES (cont'd)

1.15 LIABILITY RECOGNITION

Liabilities are recognised as soon as there is a legal or constructive obligation committing the Charity to pay out resources.

1.16 FOREIGN CURRENCIES

Assets and liabilities denominated in foreign currencies are translated into sterling at rates of exchange ruling at the Balance Sheet date. Transactions in foreign currencies are translated into sterling at the average rate of exchange in respect of the month during which the transactions occurred, or where practicable, at the rate ruling on the date of the transaction. Exchange differences are taken into account in arriving at the Net Incoming Resources.

1.17 FUND ACCOUNTING

Unrestricted Funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and in accordance with relevant law.

Designated Funds are Unrestricted Funds, which have been set-aside at the discretion of the Trustees for specific purposes as noted below (Note 1.18).

Non-Charitable Funds are Unrestricted Funds and comprise the net aggregate reserves of the Company's subsidiaries computed by reference to the accounting policies of the subsidiaries.

Other Unrestricted Funds comprise Other Charitable Funds, representing the accumulated surplus or deficit on income and expenditure account and the excess of fair value over the cost of investments.

Restricted Funds are funds subject to specific restricted conditions imposed by donors. There are no Restricted Funds as at the Balance Sheet date.

1.18 DESIGNATED FUNDS

The Company has committed itself to various long-term charitable projects and transfers are made to Designated Funds in accordance with anticipated expenditure in respect of each individual project.

2. INTEREST PAYABLE

	2020	2019
	£'000	£'000
Bank Charges and Interest	23	70
Interest on Loans from Connected Undertakings	6	6
Losses on Foreign Exchange	243	325
	266	401

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

3. GRANTS AND DONATIONS PAYABLE

	2020	2019
	£'000	£'000
Grants and Donations Paid	<u>5,822</u>	<u>3,085</u>

All Grants and Donations were paid to charitable institutions: £4,774,000 for the advancement of religion and education and £1,048,000 for the relief of poverty.

The composition of donations is shown below.

	£'000
Society of Friends of Torah Limited	1,673
ABC Trust	626
Amud Hatzedoka Trust	436
Chibas Yerushalayim Kollel	256
Chevras Maoz Ladal	238
Ezer Mikodesh Foundation	136
Regent Charities Ltd	135
Kahal Chasidim Bobov	98
Bobov Cheder Trust	84
Mifal Hachesed V'hatzedukah	62
Brisk Yeshiva	56
Keren Hatsolas Doros	56
Bobov Foundation F.O.	55
Marbeh Torah Trust	54
Beis Medrash Govoha	39
Woodstock Sinclair Trust	38
Slabodka Yeshiva Trust	38
Yesamach Levav Trust	35
Rehabilitation Trust	35
Sassov Beis Hamedrash	32
Hadras Kodesh Trust	30
United Talmudical Association	30
Friends of Beis Chinuch Lebonos	29
Rabinow Divrei Shir Kollel	28
Ezer L'Yoldos	27
Mercaz Hatorah Belz Machnovka	27
Mesifta Talmudical College	26
One Heart - Lev Echod	26
Beis Aharon Trust	25
Other donations	1,392
	<u>5,822</u>

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

4. GOVERNANCE COSTS

	2020	2019
	£'000	£'000
Auditors' Remuneration	25	30
Legal and Professional Fees	34	32
Depreciation	1	2
	<u>60</u>	<u>64</u>

5. NET INCOME BEFORE TAX

This is stated after charging:

	2020	2019
	£'000	£'000
Depreciation	1	2
Auditors' Remuneration:		
Audit Fees	108	108
Other Professional Services	21	20

6. STAFF COSTS AND EMOLUMENTS

No remuneration or other benefits from employment with the Company or a related entity were received by the Trustees or connected parties. No Trustee expenses have been incurred.

The group's property outgoings include employment costs of £281,965 (2019: £282,611) payable for portage. The average number of portage staff employed during the year was 14 (2019: 14).

7. TAXATION

Major components of tax expense

	2020	2019
	£'000	£'000
Deferred tax:		
Origination and reversal of timing differences	(111)	(29)
Impact of change in tax rate	1,556	
Taxation	<u>1,445</u>	<u>(29)</u>

All tax is recognised in the Consolidated Income and Expenditure Account.

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

7. TAXATION (cont'd)

Reconciliation of tax expense

The tax assessed on the net income for the year is higher than the standard rate of corporation tax in the UK of 19% (2019: 19%) by reference to the analysis below.

	2020	2019
	£'000	£'000
Net income before tax	(13,943)	(790)
Net income by rate of tax	(2,603)	(151)
Income exempt from tax	2,664	287
Expenses not deductible for tax purposes	10	13
Timing difference on unrealised gains	(16)	3
Utilisation of losses brought forward	-	(103)
Effect of timing differences on Gift Aid	(169)	(79)
Impact on change in tax rate	1,556	-
Other differences	3	1
Taxation	1,445	(29)

Factors that may affect future tax expense

It was announced in the March 2020 Budget that the planned reduction in the UK corporation tax rate to 17%, which was to be effective from 1 April 2020, would not be implemented. This change was substantively enacted on 17 March 2020.

The deferred tax liability at 31 March 2020 has been calculated based on the rate of 19% (2019: 17%).

8. NET MOVEMENT IN FUNDS

The Net Movement in Funds of the Company for the year was a deficit of £15,395,000 (2019: deficit of £755,000) and has been dealt with in the Statement of Financial Activities of the Company.

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

9. TANGIBLE FIXED ASSETS

Group and Company

	Property Held for use by Charity £'000
Freehold Properties at Cost	
At 1 April 2019	880
Additions	
At 31 March 2020	<u>880</u>
Depreciation	
At 1 April 2019	52
Charge for Year	<u>1</u>
At 31 March 2020	<u>53</u>
Net Book Value	
At 31 March 2020	<u>827</u>
At 31 March 2019	<u>828</u>

The Property Held for Use by Charity is stated at historical cost. This includes an amount of £811,000 which represents the cost of land earmarked for the construction of "sheltered accommodation". Part of this property forms the assets representing the Designated Funds in these respects.

10. INVESTMENTS

Group	Freehold Properties £'000	Long Leasehold Properties £'000	Listed Investments £'000	Other Investments £'000	Total £'000
FAIR VALUE					
At 1 April 2019	102,176	13,491	27,428	3	143,098
Revaluation	<u>1,229</u>	<u>(449)</u>	<u>(12,450)</u>	<u>-</u>	<u>(11,670)</u>
At 31 March 2020	<u>103,405</u>	<u>13,042</u>	<u>14,978</u>	<u>3</u>	<u>131,428</u>

Company	Freehold Properties £'000	Long Leasehold Properties £'000	Listed Investments £'000	Investments in Subsidiary Undertakings £'000	Other Investments £'000	Total £'000
FAIR VALUE						
At 1 April 2019	25,811	1,582	26,774	65,340	3	119,510
Revaluation	<u>980</u>	<u>(4)</u>	<u>(12,154)</u>	<u>(1,366)</u>	<u>-</u>	<u>(12,544)</u>
At 31 March 2020	<u>26,791</u>	<u>1,578</u>	<u>14,620</u>	<u>63,974</u>	<u>3</u>	<u>106,966</u>

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

10. INVESTMENTS (cont'd)

- a) All Investments, subject to the comments below, are stated at fair value as at 31 March 2020.

- b) An independent professional revaluation of all the group's properties was carried out at 31 March 2020 by Colliers International Property Advisers UK LLP, RICS Registered Valuers. The valuation figures are based on open market value assessed in accordance with the RICS Valuation - Professional Standards (2014).

The valuer's report as at 31 March 2020 contained a 'material uncertainty' clause due to the disruption to the market at that date caused by the Covid-19 pandemic. The inclusion of this clause indicates that there is substantially more uncertainty than normal and therefore a higher likelihood that the assumptions upon which the external valuer has based its valuations prove to be inaccurate.

The historical cost of the Group's Investment Properties at 31 March 2020 is £20,275,000 (2019: £20,275,000). The historical cost of the Company's Investment Properties at 31 March 2020 is £11,259,000 (2019: £11,259,000).

Valuation techniques and key inputs

The group's residential apartments and houses (£91 million) were valued using a sales valuation approach, derived from recent comparable transactions in the market, adjusted by applying discounts to reflect status of occupation and condition. The largest discounts were applied to those properties subject to registered tenancies, reflecting the relative difference in security of tenure, whilst the smallest discounts were applied to those properties subject to assured shorthold tenancies.

The group's commercial units (£25 million) were valued using the income capitalisation method, requiring the application of an appropriate market based yield to net operating income. Adjustments are made to allow for voids when less than five years are left under the current tenancy and to reflect market rent at the point of lease expiry or rent review.

- c) An independent professional valuation of the company's listed investment, Daejan Holdings PLC, was carried out as at 31 March 2020 by Parmentier Arthur Valuation Services Limited. The company's investment was valued using a combined discounted net asset and dividend yield approach (see Note 22)

The historical cost of the Group's Listed Investments is £414,000 (2019: £414,000).

The historical cost of the Company's Listed Investments is £405,000 (2019: £405,000).

- d) The "Other Investments" comprise the fair value of shares in an unquoted Company which were donated to the Company. The historical cost of the shares is £3,000.

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

10. INVESTMENTS (cont'd)

- e) Under the terms of the Will of the late Mrs N G Freshwater, 50 Ordinary Shares in Highdorn Co. Limited (representing 50% of its issued Share Capital) are bequeathed to the Company. Those shares will be transferred to the Company during the Administration of the Estate. As that has not yet occurred, the bequest and receipt of the Shares has not been recognised in the Financial Statements of the Company and the Group for the year under review. The estimated value based upon the net asset value of the 50% shareholding in Highdorn Co. Limited as at 31 March 2020 is approximately £38 million. The net asset value reflects the fair values of Highdorn Co. Limited and Subsidiary Undertakings' underlying properties held for investment and investment assets.

- f) The value of the Investments in Subsidiary Undertakings has been estimated by the Trustees based on the underlying value of assets less liabilities of the Subsidiary Undertakings.

The historical cost of the Investments in Subsidiary Undertakings is £161,657 (2019: £161,657).

- g) The Company holds directly and indirectly the undermentioned proportion of the issued share capital in the following Companies, all of which are incorporated in Great Britain and registered in England & Wales and whose registered address is at Freshwater House, 158 - 162 Shaftesbury Avenue, London WC2H 8HR (unless otherwise indicated) and have certain directors in common with the Company.

	Company Number	Percentage Holding
<u>Directly Held Subsidiaries</u>		
Bastion Products Limited	00470283	100
Charles Development Company Limited	00563142	100
Cherry Orchard Properties Limited	00990596	100
Endsleigh Court Services Limited	00501255	100
L K B Investments Limited	00631653	100
Metropolitan Properties Co (Cloisters) Limited	00954321	100
Newprop Company Limited	00473750	100

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

10. INVESTMENTS (cont'd)

	Company Number	Percentage Holding
<u>Indirectly Held Subsidiaries</u>		
Brigade Properties Limited	00730498	100
Delbast Corporation (USA)	n/a	100
Kayville Properties Limited	00754315	100
LKB (Endsleigh) Limited	09486023	100
Owen Cooper (Properties) Limited	00629014	100

The aggregate amount of assets, liabilities and funds of the subsidiary undertakings are as follows:

	Assets £'000	Liabilities £'000	Capital & Reserves £'000
Bastion Products Limited	5,414	(3,017)	2,397
Brigade Properties Limited	1,881	(412)	1,469
Charles Development Company Limited	552	(57)	495
Cherry Orchard Properties Limited	1,898	(1,051)	847
Endsleigh Court Services Limited	746	(20)	726
Kayville Properties Limited	506	(144)	362
L K B Investments Limited	79,165	(28,719)	50,446
LKB (Endsleigh) Limited	1,809	(1,395)	414
Metropolitan Properties Co (Cloisters) Limited	7,139	(3,731)	3,408
Newprop Company Limited	8,721	(5,633)	3,088
Owen Cooper (Properties) Limited	323	(1)	322

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

10. INVESTMENTS (cont'd)

A summary of turnover, expenditure and profit or loss for the year is shown below for each operational subsidiary undertaking.

	Bastion Products Limited £'000	Brigade Properties Limited £'000	Charles Development Company Limited £'000	Cherry Orchard Properties Limited £'000	Endsleigh Court Services Limited £'000
Turnover	170	53	12	59	56
Cost of sales	(116)	(5)	-	(68)	(30)
Administrative expenses	(12)	(5)	(2)	(5)	(3)
Net valuation gains on investment property	(32)	19	-	(339)	-
Net valuation deficit on listed investments	-	-	(296)	-	-
Profit / (loss) on disposal of investment property	145	-	-	-	-
Interest receivable and similar income	-	-	-	-	-
Interest payable and similar charges	(62)	(9)	-	(17)	(2)
Profit before tax	93	53	286	(370)	21
Taxation	-	-	-	-	-
Profit for financial year	100	23	(241)	(333)	17

	Kayville Properties Limited £'000	L K B Investments Limited £'000	LKB (Endsleigh) Limited £'000	Metropolitan Properties Co (Cloisters) Limited £'000	Newprop Company Limited £'000
Turnover	24	2,907	1,094	263	349
Cost of sales	(12)	(2,550)	(958)	(94)	(270)
Administrative expenses	(2)	(32)	(6)	(12)	(16)
Net valuation gains on investment property	(9)	59	-	(145)	250
Profit on disposal of investment property	-	636	-	-	126
Interest receivable and similar income	-	5	-	-	1
Interest payable and similar charges	-	(589)	(16)	(115)	(70)
Profit before tax	1	436	114	(103)	370
Taxation	-	-	-	-	-
Profit for financial year	(8)	(763)	92	(197)	194

The Group Financial Statements do not consolidate the results, nor the assets and liabilities of Delbast Corporation, as the Trustees are of the opinion that they are not material nor of consequence in the context of the Charity or the Group. Delbast Corporation and its operations are controlled and carried out in North America by its directors.

The Capital and Reserves attributable to Delbast Corporation at its year end of 31 December 2011 (the latest Financial Statements available) are \$362,631.

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

11. DEBTORS

		Group		Company	
		2020	2019	2020	2019
	Note	£'000	£'000	£'000	£'000
Amount owed by subsidiary undertakings	11a	-	-	14,087	13,486
Amounts due from connected undertakings	11b	11,096	9,256	1,847	1,731
Loan debtors (charitable purposes)		15	-	15	-
Rental debtors		784	991	84	116
Other debtors		3,741	3,200	1,316	893
		<u>15,636</u>	<u>13,447</u>	<u>17,349</u>	<u>16,226</u>

All debtors are interest-free and repayable on demand except as disclosed below.

a) Amounts due from Subsidiary Undertakings comprise the following:

	2020	2019
	£'000	£'000
Loan debtors	13,260	12,651
Accrued loan interest	827	835
	<u>14,087</u>	<u>13,486</u>

	Loan Debtor		Accrued Loan Interest	
	2020	2019	2020	2019
	£'000	£'000	£'000	£'000
Bastion Products Limited	721	721	53	55
Cherry Orchard Properties Limited	216	216	57	57
L K B Investments Limited	9,787	9,302	288	294
Metropolitan Properties Co (Cloisters) Limited	1,562	1,442	365	365
Newprop Company Limited	866	862	64	64
Brigade Properties Limited	108	108	-	-
	<u>13,260</u>	<u>12,651</u>	<u>827</u>	<u>835</u>

The L K B Investments Limited loan includes a facility of £5.26 million which bears interest at a rate of 5% per annum and is repayable by 29 June 2026. The remaining loans bear interest at 8% per annum and are effectively repayable on demand (see Note 23).

b) Amounts due from Connected Undertakings comprise amounts due from companies, certain directors of which are also directors of companies within this Group. The amounts mainly comprise balances due on property management current account which are interest free and are effectively repayable on demand.

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

11. DEBTORS (cont'd)

	Group		Company	
	2020	2019	2020	2019
	£'000	£'000	£'000	£'000
Freshwater Property Management Limited	7,358	6,189	-	-
Estate of OM and NG Freshwater	394	394	-	-
Highdom Co. Limited	3,082	2,391	1,600	1,484
Craigton Combined Securities	-	20	-	-
Mayfair Charities Limited	247	247	247	247
Haysgrans Property Co. Limited	15	15	-	-
	<u>11,096</u>	<u>9,256</u>	<u>1,847</u>	<u>1,731</u>

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Group		Company	
	2020	2019	2020	2019
	£'000	£'000	£'000	£'000
Bank loans & overdrafts	33	33	33	33
Amounts owed to connected undertakings	12a 7,202	6,067	35	30
Taxation and social security	150	65	149	63
Rent in advance	2,749	2,016	776	683
Other creditors and accruals	1,920	1,798	1,295	1,006
	<u>12,054</u>	<u>9,979</u>	<u>2,288</u>	<u>1,815</u>

Amounts owed to Connected Undertakings and Loan Creditors owed to Connected Undertakings comprise amounts due to companies, certain directors of which are also directors of companies within this Group. Except as detailed below, the amounts are due on property management current account, are interest free and are effectively repayable on demand.

12a) AMOUNTS OWED TO CONNECTED UNDERTAKINGS

	Group		Company	
	2020	2019	2020	2019
	£'000	£'000	£'000	£'000
Highdom Co. Limited	7,143	6,022	-	-
Freshwater Property Management Limited	59	45	35	30
	<u>7,202</u>	<u>6,067</u>	<u>35</u>	<u>30</u>

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

13. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

Group and Company

	2020	2019
	£'000	£'000
Mortgage Advance	64	97
Other Creditors	4,946	4,703
	<u>5,010</u>	<u>4,800</u>

Amounts are payable as follows:

In more than one year but not more than two years	33	33
In more than two years but not more than five years	4,977	4,767
In five years or more	<u>5,010</u>	<u>4,800</u>

The Mortgage Advance is secured by a charge over one of the Company's Investment Properties which is included in the Balance Sheet at an amount of 701,250.

The Mortgage is repayable by monthly instalments terminating in 2022 and bears interest at 1.5% per annum over the Bank's Base Rate.

14. PROVISION FOR LIABILITIES

The movement in the deferred taxation provision during the year was:

Group	Investment Property £'000	Listed Investments £'000	Total £'000
At 1 April 2019	13,116	99	13,215
Charge during the year	1,492	(45)	1,447
At 31 March 2020	<u>14,608</u>	<u>54</u>	<u>14,662</u>

There are no deferred tax provisions for the company; it is exempt from tax due to its charitable status on the basis all income and gains will be applied solely for qualifying charitable purposes.

15. OPERATING LEASES

As Lessor

The total future minimum lease payments receivable under non-cancellable operating leases are as follows:

	2020	2019
	£'000	£'000
Not later than 1 year	2,812	3,052
Later than 1 year and not later than 5 years	7,059	7,020
Later than 5 years	14,983	16,453
	<u>24,854</u>	<u>26,525</u>

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

16. UNRESTRICTED INCOME FUNDS

Group	Designated Funds £'000	Other Charitable Funds £'000	Non Charitable Funds £'000	Total Funds £'000
Balance at 1 April 2019	1,567	67,466	65,670	134,703
Net income/(expenditure) for the year	(431)	(13,261)	(1,696)	(15,388)
Balance at 31 March 2020	<u>1,136</u>	<u>54,205</u>	<u>63,974</u>	<u>119,315</u>

Other Charitable Funds at 31 March 2020 includes £31,326,000 of unrealised profits which are not available for distribution.

Non Charitable Funds includes £64,754,000 of unrealised profits which are not available for distribution.

Company	Designated Funds £'000	Other Charitable Funds £'000	Total Funds £'000
Balance at 1 April 2019	1,567	133,143	134,710
Net income/(expenditure) for the year	(431)	(14,964)	(15,395)
Balance at 31 March 2020	<u>1,136</u>	<u>118,179</u>	<u>119,315</u>

Other Charitable Funds at 31 March 2020 includes £95,139,000 of unrealised profits which are not available for distribution.

17. ANALYSIS OF NET ASSETS BETWEEN FUNDS

Group	Fixed Assets £'000	Net Current Assets £'000	Long Term Liabilities £'000	Total £'000
Unrestricted Income Funds	132,255	6,732	(19,672)	119,315
Total Funds	<u>132,255</u>	<u>6,732</u>	<u>(19,672)</u>	<u>119,315</u>

Company	Fixed Assets £'000	Net Current Assets £'000	Long Term Liabilities £'000	Total £'000
Unrestricted Income Funds	107,793	16,532	(5,010)	119,315
Total Funds	<u>107,793</u>	<u>16,532</u>	<u>(5,010)</u>	<u>119,315</u>

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

18. CONTINGENT LIABILITIES AND GUARANTEES

The Company has given the following limited guarantees:

(a) £750,000 (2019: £750,000) in respect of bank overdraft facilities provided to Service To The Aged Limited, a charitable company of which some of the Trustees are also Trustees of the Company.

(b) £150,000 (2019: £150,000) in respect of bank overdraft facilities provided to Beth Jacob Grammar School for Girls Limited, a charitable company of which some of the Trustees are also Trustees of the Company.

19. TRUSTEES' INTERESTS IN CONTRACTS

Included within Property Outgoings are management and administration charges of £36,000 (2019: £10,000) paid to Highdorn Co. Limited and £13,000 (2019: £10,000) paid to Freshwater Property Management Limited charged at normal commercial rates for day-to-day management of the properties held by the Subsidiaries. Both Highdorn Co. Limited and Freshwater Property Management Limited are members of the Freshwater Group of Companies with which this Group is connected. Mr B S E Freshwater is a director of Highdorn Co. Limited and Freshwater Property Management Limited but has no beneficial interest in their share capital.

20. FINANCIAL INSTRUMENTS

	Group		Company	
	2020	2019	2020	2019
	£'000	£'000	£'000	£'000
Financial assets measured at fair value through income and expenditure:				
Listed investments (see Note 10)	14,978	27,428	14,620	26,774
Other investments (see Note 10)	3	3	3	3
Investment in Subsidiary Undertakings (see Note 10)			63,974	65,340
Financial assets measured at amortised cost (see Note 11)	15,635	13,447	17,349	16,226
Financial liabilities measured at amortised cost (see Notes 12 and 13)	17,064	14,779	7,298	6,615

The income, expense, net gains and losses, including changes in fair value, for financial assets measured at fair value and financial assets and liabilities measured at amortised cost are included within the Statement of Financial Activities.

The fair values of the principal listed investments held at fair value through profit and loss at the balance sheet date are determined by independent professional valuation (2019: quoted prices).

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

21. ANALYSIS OF CHANGES IN NET DEBT

	At 1 Apr 2019 £'000	Cash flows £'000	Non-cash movements £'000	At 31 Mar 2020 £'000
Cash in hand and at bank	5,324	(2,173)	-	3,151
Debt due within one year	(33)	-	-	(33)
Debt due after one year	(4,800)	33	(243)	(5,010)
	<u>491</u>	<u>(2,140)</u>	<u>(243)</u>	<u>(1,892)</u>

Non-cash movements represent exchange rate movements.

22. EVENTS AFTER THE END OF THE REPORTING PERIOD

On 11 March 2020, the World Health Organization declared Covid-19 a pandemic. The Covid-19 pandemic is expected to severely affect the wider macro economy and the specific market the company operates in. The full financial effects cannot currently be quantified.

Whilst the valuation of investment property included in these financial statements reflects the impact of the Covid-19 pandemic and associated lockdown at the year end, it is expected that subsequent to the year end, property valuations will decline further. It is accepted that current values are likely to be lower than those stated in the financial statements. The full financial effects on the valuation of investment property cannot currently be quantified.

The company's listed investment, Daejan Holdings PLC, was delisted from the Main Market for listed securities of the London Stock Exchange on 11 May 2020 and subsequently changed its name to Daejan Holdings Limited on 28 May 2020. Whilst the valuation of the company's listed investment in these financial statements considers the facts and circumstances as at 31 March 2020, the full financial effects of the delisting of Daejan Holdings PLC cannot currently be quantified.

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

23. RELATED PARTY TRANSACTIONS

In addition to the matters set out elsewhere in these Financial Statements, the following related party transactions should be noted.

The Company received a donation of £1,250,000 (2019: £1,250,000) from Metropolitan Properties Company Limited; certain Trustees of the Company are Directors of the donor companies.

Payments from designated funds aggregating £253,000 (2019: £40,000) were made to a charity with a trustee who is also a trustee of the charity.

The Company had the following interest receivable from subsidiary undertakings:

	2020	2019
	£'000	£'000
Bastion Products Limited	55	55
Cherry Orchard Properties Limited	17	17
L K B Investments Limited	584	539
Metropolitan Properties Co (Cloisters) Limited	115	107
Newprop Company Limited	69	64
Brigade Properties Limited	9	9
	<u>849</u>	<u>791</u>

24. ACCOUNTING ESTIMATES AND JUDGEMENTS

(i) Property valuation

The valuation of the group's property portfolio 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 (as set out in Note 10). 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. As noted in Note 1 above, all the group's properties are valued by external valuers with appropriate qualifications and experience.

(ii) Listed investments

The company's listed investment, Daejan Holdings PLC, was delisted from the Main Market for listed securities of the London Stock Exchange on 11 May 2020 and subsequently changed its name to Daejan Holdings Limited on 28 May 2020. An independent professional valuation was carried out as at 31 March 2020 by Parmentier Arthur Valuation Services Limited and the investment is included in the Accounts on that basis.

(iii) Trade debtors

Management uses details of the age of trade debtors and the status of any disputes together with external evidence of the credit status of the counterparty in making judgements concerning any need to impair the carrying values.

THE RAPHAEL FRESHWATER MEMORIAL ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

NOTES TO THE STATEMENT OF CASH FLOWS

25. RECONCILIATION OF NET INCOME TO NET CASH USED IN OPERATING ACTIVITIES

	2020	2019
	£'000	£'000
Net income/(expenditure) for the year	(15,388)	(761)
Adjustments for:		
Depreciation charges	1	2
Gains/(losses) on investments	10,764	1,209
Dividends, interest and rents from investments	(1,444)	(1,311)
Increase/(decrease) in Donations and Designated Fund Provisions	(15)	-
(Increase)/decrease in debtors	(2,380)	349
Increase/(decrease) in creditors	1,500	(499)
Increase/(decrease) in provisions for liabilities	1,447	(27)
Net cash used in operating activities	(5,515)	(1,038)

26. ANALYSIS OF CASH AND CASH EQUIVALENTS

	2020	2019
	£'000	£'000
Cash at Bank and in Hand	3,151	5,324
Bank Overdraft and Short-Term Bank Loans	(33)	(33)
Total cash and cash equivalents	3,118	5,291