

Charity Registration No. 1123295

Company Registration No. 06527258 (England and Wales)

DEVONSHIRE STREET CHARITABLE FOUNDATION
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017

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DEVONSHIRE STREET CHARITABLE FOUNDATION

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	E A Charles N D Gee M D Paisner CBE
Secretary	E A Charles
Charity number	1123295
Company number	06527258
Principal address	Devonshire House 1 Devonshire Street London W1W 5DR
Registered office	Devonshire House 1 Devonshire Street London W1W 5DR
Independent examiner	David Scott ACA 38 Warren Street London W1T 6AE

DEVONSHIRE STREET CHARITABLE FOUNDATION

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DEVONSHIRE STREET CHARITABLE FOUNDATION

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2017

The trustees present their report and accounts for the year ended 31 March 2017.

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 Memorandum and Articles of Association, 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) (effective 1 January 2015)"

Objectives and activities

The charity's objects are to provide a residence for any person who is for the time being or has at any time been the incumbent Rabbi of the Central Synagogue and to advance the Jewish religion for the benefit of the public on such terms as the trustees think fit.

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

Achievements and performance

The Charity is the owner of a long leasehold apartment, to be occupied by the incumbent Rabbi of the Central Synagogue on his retirement. Pending the Rabbi's retirement, the apartment has been rented to a third party. Unrestricted funds comprise the rental income paid by this third party, less the expenses for the upkeep of the property and charity. Restricted funds represent specific donations received by the charity, which were used to raise the money to purchase the property and are now being used to pay off the bank loan which was also taken out for its purchase.

Financial review

Donations of £46,700 (2016: £107,400) and investment income of £20,113 (2016: £11,340) were received in the year.

Investment policy and performance

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

Risk management

The trustees 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.

Plans for the future

The charity's future plan is to work in the most efficient and effective way towards achieving its objectives.

Structure, governance and management

The charity is a company limited by guarantee, incorporated on 7 March 2008 and is also a registered charity, governed by its Memorandum and Articles of Association and by the Charities Act 2011.

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

E A Charles

N D Gee

M D Paisner CBE

DEVONSHIRE STREET CHARITABLE FOUNDATION

TRUSTEES' REPORT (CONTINUED)(INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 31 MARCH 2017

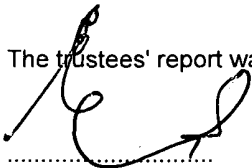
The power to appoint new Trustees is vested in the board of Trustees.

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

The trustees are responsible for day to day matters and the management of the trust.

Trustees are expected to identify their training needs and to take measures to ensure that these needs are met.

The trustees' report was approved by the Board of Trustees.



.....
E A Charles

Dated: 18.02.17

DEVONSHIRE STREET CHARITABLE FOUNDATION

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2017

The trustees, who are also the directors of Devonshire Street Charitable Foundation for the purpose of company law, are responsible for preparing the Trustees' Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

In preparing these accounts, the 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 estimates that are reasonable and prudent; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts 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.

DEVONSHIRE STREET CHARITABLE FOUNDATION

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF DEVONSHIRE STREET CHARITABLE FOUNDATION

I report on the accounts of the charity for the year ended 31 March 2017, which are set out on pages 5 to 13.

Respective responsibilities of trustees and examiner

The trustees, who are also the directors of Devonshire Street Charitable Foundation for the purposes of company law, are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- (i) examine the accounts under section 145 of the 2011 Act;
- (ii) to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- (iii) to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the next statement.

Independent examiner's statement

In connection with my examination, no other matter except that referred to in the previous paragraph has come to my attention:

- (a) which gives me reasonable cause to believe that in any material respect the requirements:
 - (i) to keep accounting records in accordance with section 386 of the Companies Act 2006; and
 - (ii) to prepare accounts which accord with the accounting records, comply with the accounting requirements of 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities;have not been met or
- (b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

D. J. Scott

David Scott ACA
Independent Examiner
38 Warren Street
London
W1T 6AE

Dated: *19 July 2017*

DEVONSHIRE STREET CHARITABLE FOUNDATION

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2017

	Notes	Unrestricted funds £	Restricted funds £	Total 2017 £	Total 2016 £
<u>Income from:</u>					
Donations and legacies	3	-	46,700	46,700	107,400
Investments	4	20,113	-	20,113	11,340
Total income		20,113	46,700	66,813	118,740
<u>Expenditure on:</u>					
Investment management costs	5	15,596	-	15,596	19,100
Charitable activities	6	650	-	650	589
Other	10	-	-	-	8,386
Total resources expended		16,246	-	16,246	28,075
Net income for the year/ Net movement in funds		3,867	46,700	50,567	90,665
Fund balances at 1 April 2016		3,778	346,815	350,593	259,928
Fund balances at 31 March 2017		7,645	393,515	401,160	350,593

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

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

DEVONSHIRE STREET CHARITABLE FOUNDATION

STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2017

	Notes	2017 £	£	2016 £	£
Fixed assets					
Plant and equipment	11		150		200
Investment property	12		459,950		459,950
			<u>460,100</u>		<u>460,150</u>
Current assets					
Trade and other receivables	14	2,882		1,530	
Cash at bank and in hand		18,651		26,781	
		<u>21,533</u>		<u>28,311</u>	
Current liabilities	16	(9,473)		(11,868)	
Net current assets			12,060		16,443
Total assets less current liabilities			472,160		476,593
Non-current liabilities	15		(71,000)		(126,000)
Net assets			<u>401,160</u>		<u>350,593</u>
Income funds					
Restricted funds			393,515		346,815
Unrestricted funds			7,645		3,778
			<u>401,160</u>		<u>350,593</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 2017. No member of the company has deposited a notice, pursuant to section 476, requiring an audit of these accounts.

The trustees' responsibilities for ensuring that the charity keeps accounting records which comply with section 386 of the Act and for preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company.

The accounts were approved by the Trustees on 18.07.17



E A Charles
Trustee

Company Registration No. 06527258

DEVONSHIRE STREET CHARITABLE FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2017

1 Accounting policies

Charity information

Devonshire Street Charitable Foundation is a private company limited by guarantee incorporated in England and Wales. The registered office is Devonshire House, 1 Devonshire Street, London, W1W 5DR.

1.1 Accounting convention

These accounts have been prepared in accordance with "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102"), "Accounting and Reporting by Charities" the Statement of Recommended Practice for charities applying FRS 102, the Companies Act 2006 and UK Generally Accepted Accounting Practice as it applies from 1 January 2015. The charity is a Public Benefit Entity as defined by FRS 102.

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

The accounts have been prepared under the historical cost convention (modified to include the revaluation of leasehold property) 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 accounts, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the accounts.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are to help pay off the bank loan used to fund the purchase of the apartment to be occupied by the incumbent Rabbi of the Central Synagogue on his retirement.

1.4 Incoming resources

All incoming resources are included in the statement of financial activities when it is virtually certain that the incoming resources will be received and the amount can be quantified with reasonable accuracy. Incoming resources are accounted for on a receivable basis and comprise rental income, donations and tax reclaimed under gift aid. Income receivable under property leases is recognised on a straight line basis over the lease term.

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.

Deferred income represents rent received in advance as at the year end.

DEVONSHIRE STREET CHARITABLE FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2017

1 Accounting policies (Continued)

1.5 Resources expended

Resources expended are included in the statement of financial activities on an accruals basis.

Costs of generating funds comprise those costs directly attributable to the management of the investment property.

Governance costs comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice.

1.6 Property, plant and equipment

Fixtures and fittings are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Fixtures and fittings	20%
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The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

1.7 Investment property

The investment property, which was acquired to provide accommodation for the incumbent Rabbi of the Central Synagogue on his retirement, is measured using the fair value model and stated at its fair value as the reporting end date. The surplus or deficit on revaluation is recognised in net income/(expenditure) for the year.

1.8 Impairment of non-current assets

At each reporting end date, the charity reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised immediately in income/(expenditure) for the year, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately, unless the relevant asset is carried in at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.9 Cash and cash equivalents

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

DEVONSHIRE STREET CHARITABLE FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2017

1 Accounting policies

(Continued)

1.10 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 trade and other receivables 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 unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including trade and other payables and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

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

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees 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.

DEVONSHIRE STREET CHARITABLE FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2017

3 Donations and legacies

	2017	2016
	£	£
Donations and gifts	46,700	107,400

4 Investment income

	2017	2016
	£	£
Rental income	20,113	11,340

5 Investment management costs

	2017	2016
	£	£
<u>Investment management</u>	15,596	19,100
	15,596	19,100

Investment management costs comprise interest payable of £6,105 (2016: £7,986), letting fees of £1,541 (2016: £1,897), survey and valuation fees of £nil (2016: £1,548), property repairs of £1,846 (2016: £2,307), service charges of £2,254 (2016: £1,689), council tax of £nil (2016: £383), management fees of £1,304 (2016: £774), reserve contributions of £2,445 (2016: £2,139), bank charges of £11 (2016: £138) and other costs of £90 (2016: £239).

6 Charitable activities

	2017	2016
	£	£
Depreciation and impairment	50	50
Share of governance costs (see note 7)	600	539
	650	589

DEVONSHIRE STREET CHARITABLE FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2017

7 Governance costs

	2017 £	2016 £
Governance costs	600	539
	<u>600</u>	<u>539</u>
	<u>600</u>	<u>539</u>

Governance costs comprise Independent Examiner's fees of £600 (2016: £420) and bank charges of £nil (2016: £119).

8 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

9 Employees

There were no employees during the year.

10 Other

	2017 £	2016 £
Other expenditure	-	8,386
	<u>-</u>	<u>8,386</u>
	<u>-</u>	<u>8,386</u>

Other expenses comprise legal fees in relation to the purchase of the investment property of £nil (2016: £5,221) and mortgagees fees of £nil (2016: £3,165).

DEVONSHIRE STREET CHARITABLE FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2017

11 Plant and equipment

	Fixtures and fittings £
Cost	
At 1 April 2016	250
At 31 March 2017	250
Depreciation and impairment	
At 1 April 2016	50
Depreciation charged in the year	50
At 31 March 2017	100
Carrying amount	
At 31 March 2017	150
At 31 March 2016	200

12 Investment property

	2017 £
Fair value	
At 1 April 2016 and 31 March 2017	459,950

The Trustees consider there has been no material increase or decrease in the value of the Investment Property since its acquisition.

The historic cost of the investment property is £459,950 (2016: £459,950).

13 Financial instruments	2017 £	2016 £
Carrying amount of financial assets		
Debt instruments measured at amortised cost	715	1,000
Carrying amount of financial liabilities		
Measured at amortised cost	71,045	128,278

DEVONSHIRE STREET CHARITABLE FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2017

14 Trade and other receivables

	2017 £	2016 £
Amounts falling due within one year:		
Other receivables	715	1,000
Prepayments and accrued income	2,167	530
	<u>2,882</u>	<u>1,530</u>

15 Borrowings

	2017 £	2016 £
Bank loans	<u>71,000</u>	<u>126,000</u>
Payable after one year	<u>71,000</u>	<u>126,000</u>

The bank loan is secured on the investment property and is repayable on 3 June 2018. Interest is payable at a rate of 6% per annum.

16 Current liabilities

	2017 £	2016 £
Other payables	45	2,278
Accruals and deferred income	9,428	9,590
	<u>9,473</u>	<u>11,868</u>

17 Analysis of net assets between funds

	Restricted Funds £	Unrestricted Funds £	Total £
Fund balances at 31 March 2017 are represented by:			
Plant and equipment	150	-	150
Investment property	459,950	-	459,950
Current assets	4,415	7,645	12,060
Long term liabilities	(71,000)	-	(71,000)
	<u>393,515</u>	<u>7,645</u>	<u>401,160</u>