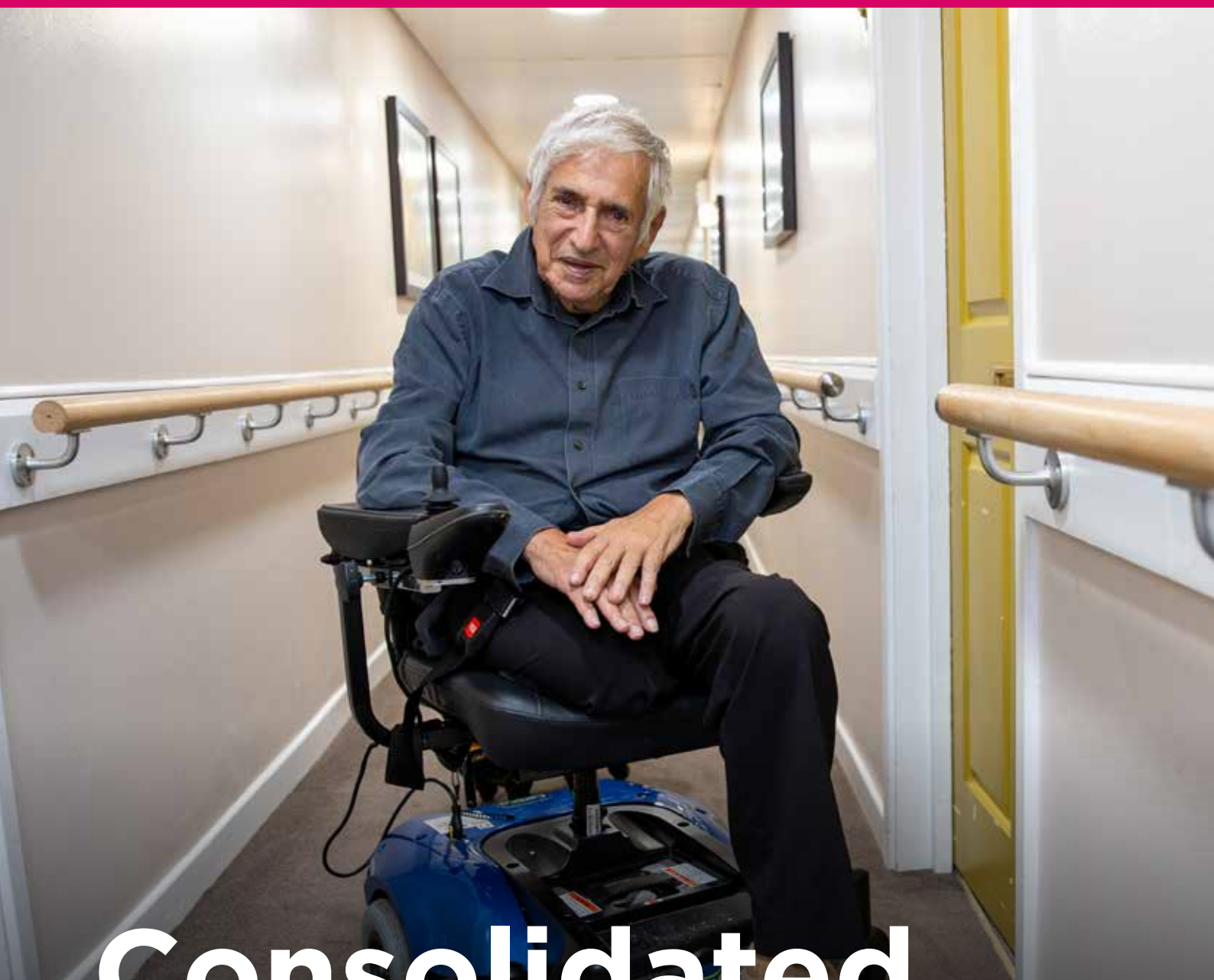


JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY



# Consolidated Financial Statements

For year ending  
31 December 2024



## Information

### Patron

Chief Rabbi Ephraim Mirvis

### Presidents

M J Ozin MBE

J Joseph MBE

### Chair

M Gordon

### Treasurer

A Levy FCA

### Members of the Council of Management

M Gordon

A Levy

J Colton

F Gertler

J Goulde (Appointed on 12 December 2024)

A Kintish

L Phillips

J Prince (Appointed on 12 December 2024)

S Russell (Resigned 11 June 2025)

P Silverman

M Winehouse (Appointed on 12 December 2024)

### Secretary

M J Ozin MBE

### Chief Executive

L Wimborne

### Company No.

00959535 - Registered in England and Wales

### Charity No.

259480

### Registered Office & Head Office

Frances & Dick James Court

35 Langstone Way London NW7 1GT

### Bankers

Lloyds Bank plc 25 Gresham Street London EC2V 7HN

National Westminster Bank plc Bloomsbury Parrs (c) Branch PO Box 158 214

High Holborn London WC1V 7BX

### Solicitors

Devonshires Solicitors LLP 30 Finsbury Circus London EC2M 7DT

### Auditor

Moore Kingston Smith LLP Chartered Accountants 6th Floor

9 Appold Street London EC2A 2AP

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# Report of the Trustees

Year ended 31 December 2024

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

## Statement of Members of the Council's Responsibilities

The Members of the Council (who are also directors of Jewish Blind & Physically Handicapped Society for the purposes of company law) are responsible for preparing the Report of the Council and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Members of the Council to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable group and company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the Members of the Council 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;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The Members of the Council are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable group and 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 charitable group and company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Members of the Council are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

In so far as the Members of the Council are aware:

- there is no relevant audit information of which the charitable company's auditor is unaware and
- the Members of the Council have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

# OUR 2024 IN NUMBERS

## LIVING AT JBD

360

tenants lived in one of our 7 JBD developments where we provided them with an accessible home and peace of mind with 24/7 onsite support

26

is the age of our youngest tenant, our oldest is 99

250k+

individual phone calls were made by our house managers to tenants. Our twice-daily checks provide tenants and their families with peace of mind

110+

households on our housing waiting list at its peak in 2024, compared to 100 households in 2023

## ADVICE AND SUPPORT

208

people living in their own home in the wider community were given advice and support, to enable them to remain safely in their own home, through our Independent Living Advisory Service (ILA)

20

days is the average time from an application for our ILA service to an occupational therapy visit. The wait for a local authority service is over a year

75

people attended one or more of our support groups in 2024

145

tenants were provided with advice and support to ensure they had access to the benefits and care they are entitled to, which in turn enables them to live independently and safely in a JBD property

## JEWISH BLIND & DISABLED AND THE COMMUNITY

350

shopping minibus trips were made to local supermarkets and Kosher shops enabling tenants who struggle with public transport to do their own shopping, retaining their independence, and in turn enabling them to cook for themselves

1600

pupils engaged with the Jewish Blind & Disabled Schools Programme delivered by our tenants to raise awareness of disability from a young age

58

volunteers supported JBD in 2024 undertaking a wide range of roles including befriending, minibus driving, leading activities and events and office support

728

Shabbat candles lit across our developments and celebrations for every festival of the year in our unique JBD supportive Jewish communities



## CHAIR'S REPORT

# Our greatest challenge to date

**Jewish Blind & Disabled, a charity that has supported Jewish people living with physical disability or vision impairment for over 55 years is facing its biggest challenge since its inception. Our founder Cecil Rosen could simply never have imagined the demand from the community for our housing and support services.**

When I joined as Chair in 2021, we were beginning to see what has since become a huge and unprecedented increase in demand for our services. We can't attribute this to one single factor but a multitude of things have all come together at the same time including:

- Medical advances and the development of aids and adaptations enable people living with physical disability or vision impairment, who in the past may have been housed in a care facility, to live independently with dignity and choice
- A huge spike in applications from disabled people post Covid who pre-pandemic were just about managing, but during Covid realised they were no longer coping
- A surge in applications from disabled people living in insecure private rented housing where landlords are resistant to enabling them to make the adaptations that are needed to retain their independence and safety
- Increasing numbers of people who have come to us directly from NHS rehab due to strokes or amputations unable to return to their old home
- Local authority waiting lists for accessible housing in some boroughs are over a decade. We have housed people living in social housing, trapped in their homes, as the only way out is via the stairs which they are no longer able to manage
- Local and central governments' drive to keep people in their own home, and out of residential care, for as long as possible
- We are an ageing community. We are increasingly providing housing for members of our community who have age-related disability or sight loss.

Our health and social care system here in the UK is also driving people to seek support elsewhere. Yes, we are at times plugging gaps for the shortcomings of these services but as a community, for hundreds of years, this is what we have always done, and we do it so well. We all want the best for our friends, relatives, congregants and others we meet along the way, and we would want the same for ourselves if we were to experience a sudden diagnosis of Multiple Sclerosis, Parkinson's, sight loss, a life-changing accident or any of the many other conditions people who turn to us face.

**We want to help every Jewish person who needs us now, but we are all too aware that in 2024 we have not been able to meet the current demand. This is our greatest challenge to date, but, we are determined to grow and develop to ensure that we change this.**

We know that's not going to be easy, but we know it's the right thing to do.

Over this past year I have eagerly watched our development of 30 new accessible apartments, Ephraim Court, take shape. The building stands proud in the heart of a thriving Jewish Community in Mill Hill East. As I write this report the interiors are being fitted, and we are nearing the opening of this flagship development. We are eternally grateful for the generosity of individuals, families, Trusts, and Foundations whose support has ensured this project is now fully funded.

Two miles from Ephraim Court in East Finchley is Jewish Blind & Disabled's oldest development, Fairacres. The nearly 40-year-old building with its original roof, heating and water system needs modernisation. Accessibility in the building isn't to the standards we would like it to be. Significant work is required to modernise this building and ensure it is fit for purpose for another 40 years, and more. In January 2025 we secured planning permission to redevelop this building.

Our plans will extend the current footprint of all flats - so they meet wheelchair accessibility standards, add an additional floor creating 11 new apartments, and improve the accessibility and sustainability of the whole development, transforming it into as good as new.

However, we can't do works with tenants in situ. With Ephraim Court less than two miles away, within the same borough, we have a unique opportunity to relocate each tenant whilst work is underway. We would support Fairacres tenants to move to Ephraim Court whilst we work on the redevelopment. We will then support them to move back into a brand new Fairacres once works are complete, approximately 18 months later.

However, this is a unique opportunity to invest in our future by both modernising and expanding a current building. We will not however be able to proceed with these plans if we don't secure the funding required to undertake this £14m project. In 2024 we have made a great start having secured almost 50% of the funds required. If we are not able to secure the funding required, we won't be able to proceed with the project. This will be a huge, missed opportunity.

Alongside our housing, 2024 has seen us expand our community-based service offering, providing support and advice for people living in their own homes through our Independent Living Advisory Service, Sight Loss Support Groups and JEMS (support group for people impacted by Multiple Sclerosis).

We have a huge challenge ahead; one we are determined to meet. We know we can't do this alone and are so grateful to our generous supporters, volunteers and our wonderful, dedicated staff team.

Working together we can transform lives.

Thank you

**Marc Gordon**  
Chair, Jewish Blind & Disabled





CHIEF EXECUTIVE REPORT

## 2024 a year to be proud of

“We are not an organisation to rest on our laurels. Over this past year we have continued to work hard to ensure that we provide the very best housing and support services we can offer. We strive to deliver person-centred services that meet the needs of each and every one of the people we support. During 2024 we have sought feedback from our beneficiaries to ensure that we are doing just that, and the results have proved that the hard work of our dedicated team is a reason for us to be proud of all we have achieved.

100% of the people we have supported through our Independent Living Advisory Service told us that they were very satisfied or satisfied with the service we provided them. 100% also reported that the recommendations provided to them are helping them maintain independence at home and 92% have successfully secured the adaptations they need thanks to our service. We would of course like this figure to be 100% and will continue to support and advocate for those who are struggling to secure these adaptations from local authorities or other statutory services.

Our 2024 tenants survey was equally impressive; 97% of tenants said that living with JBD made them feel safe and secure and 96% said they were either very satisfied or satisfied with the JBD house management service, with the remaining 4% saying they were neither satisfied nor dissatisfied.

89.5% of our tenants were satisfied or very satisfied with the quality of repairs carried out in their flat – and when that repair was carried out by our in-house maintenance team, the satisfaction level rose to 95.5%. This compares very favourably to the 74.5% of social housing tenants who were satisfied with the repairs service they received.

Over this past year we have continued to grow our community-based service offering, both supporting more people through our Independent Living Advisory Service and launching new support groups for Jewish people living with sight loss. In a short space of time these services are proving invaluable to those who are accessing them.

The hard work of our 59-strong workforce was recognised this year when we were awarded Charity Employer of the Year in the annual Work Avenue Awards. Judges praised our high staff retention and staff satisfaction with 98% of our staff saying they were proud to work for JBD.

100%

of the people we have supported through our Independent Living Advisory Service told us they were very satisfied or satisfied with the service we provided them

96%

of tenants said they were either very satisfied or satisfied with the JBD house management service

97%

of tenants said that living with JBD made them feel safe and secure

89.5%

of tenants were satisfied or very satisfied with the quality of repairs carried out in their flat

98%

of staff said they were proud to work for JBD

“We have a lot to be proud of, and we should be celebrating this. We know that our services transform lives. As a team we are striving to ensure that through continued growth and development we can transform even more lives. We won't rest on our laurels and sit back and celebrate until we can meet the needs of every single person who turns to us for support.

Finally, I would like to personally thank our staff, volunteers and our dedicated Trustees, without whom none of this success would be possible.

Lisa Wimborne  
Chief Executive, Jewish Blind & Disabled

# Who we are and what we do

## MISSION AND VISION

Jewish Blind & Disabled exists for Jewish people with physical disabilities or vision impairments aged 18 upwards to have access to housing and support so that they lead the best life they can, enabling independence, dignity and choice. This is achieved through our specially adapted mobility apartments located in our unique supportive developments or within their own home in the wider community. We are committed to developing to ensure we can meet the needs and increased demand from across the community.



Photo of Myrna, tenant at Frances & Dick James Court

## OUR VALUES

We are guided by strong Jewish values.

### OUR GUIDING VALUES ARE

#### Truth and Integrity (EMET)

Do what you are supposed to do. Be accountable. Be professional

#### Respect (KAVOD)

Treat others with respect and dignity

#### Fairness (TZEDEK)

Be fair. Be open-minded and listen

#### Kindness (CHESED)

Show you care. Be compassionate and empathetic.

Our behaviours demonstrate how we live our values. We will use these behaviours to:

- 1 Ensure we recruit people who share our values and can demonstrate the behaviours we seek to encourage in our staff team
- 2 Measure performance and identify support and development needs of our staff
- 3 Outline our expectations for our staff, volunteers, contractors and others who interact with us. Central to this is our value of respect.

## OBJECTIVES AND ACTIVITIES

**We know that with the right facilities and support a disability does not have to mean a loss of vital independence and self-worth.**

The age of our current tenants and clients ranges from those in their 20s to over 100 years and between them, they encompass a wide spectrum of disabilities. The one thing they all have in common is that, thanks to the support we offer, they can live life as they choose and not as their disability may otherwise dictate.

## OUR UNIQUE DEVELOPMENTS

We house 360 people across seven purpose-built developments in our 320 apartments in North East London, North West London and Hertfordshire. Each of our buildings has its own supportive Jewish community with our house managers being central to the building. Along with providing a 24/7 on call service 365 days a year, house managers keep a caring eye on our tenants, calling them, unless requested not to do so, every morning and evening to check that everything is okay.

We are the only provider of independent housing and support for people living with physical disabilities or vision impairments in the community. There are other organisations who provide housing with care and support. Their clients have different needs from the people we support. Most of our tenants do not need this level of care; they just need an accessible home that suits their needs with the peace of mind provided by our 24/7 on-site house managers and the benefits and support that come from being part of a JBD community.

We house people based on their need using a point score system that considers the accessibility issues people have in their current accommodation and the necessity for our unique offering. Over 80% of our tenants are in receipt of benefits. We know that members of our community with limited or no financial means have little or no choice when it comes to their housing, and we are committed to ensure we can support everyone who needs us regardless of their financial situation.

**We are committed to ensure we can support everyone who needs us regardless of their financial situation.**

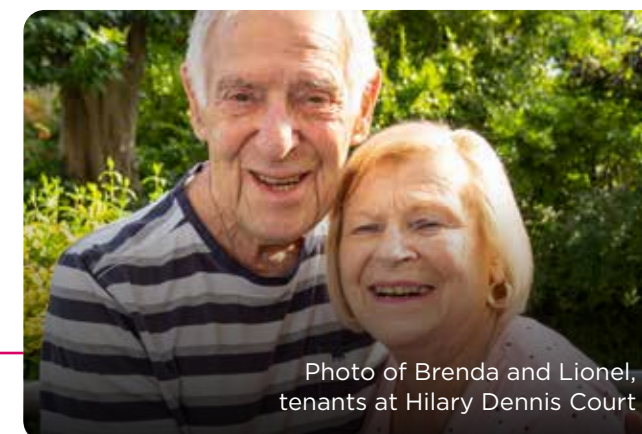


Photo of Brenda and Lionel, tenants at Hilary Dennis Court

Our Tenancy Support Team are on hand to offer advice on suitable aids and adaptations that our tenants may need to suit their specific situation. They provide friendly and reassuring additional support to our tenants as well as providing emotional support, benefits advice and tenancy management. The team advocate on behalf of tenants, liaising with appropriate bodies and local authorities and work closely with local social services departments, health professionals, hospitals, day centres and various specialist agencies as required to meet the individual needs of tenants.

We work in partnership with a wide range of local and communal organisations, social care and health providers to support our tenants to be active and supported members of their local community.

Bricks and mortar alone don't build supportive communities and enable fulfilled lives. We continue to develop our unique supportive Jewish communities through empowering and supporting our tenants to play an active role in shaping their own community. Our tenants take the lead in activities across our developments from organising parties to theatre trips, support groups, weekly Shabbat candle lighting and Jewish festival celebrations.

In May 2024 we held our second JBD-wide tenant conference, an event that brought together over 80 tenants from across all 7 of our buildings. The event was designed to continue to encourage tenants to take the lead on community engagement initiatives within their developments and across the whole organisation, as well as exploring opportunities in the local and wider community.

Following feedback from the tenant conference, it was clear tenants would like more opportunities to mix and plan social activities with one another; this led to the formation of a Tenant Cross-Communal Group. In September the group met for the first time in what was an exciting and constructive meeting. We will continue to support the group to work on JBD-wide events and activities.

 **We continue to develop our unique supportive Jewish communities through empowering and supporting our tenants to play an active role in shaping their own community.**

## INVESTING IN OUR DEVELOPMENTS

We take extreme pride in maintaining each of our buildings to the highest standard, ensuring they provide modern accessible accommodation for our tenants and exceed required health and safety and fire regulation standards.

We have an ambitious and detailed 5-10 year fully costed planned maintenance programme. We strive for quality and value for money in delivering this programme and therefore will be undertaking some works in-house through our small Maintenance Team and outsourcing larger more specialist works.

From 2022-2025 we have committed to a £2.6m fire door replacement and fire compartmentation works programme. Works are currently underway in the last development ensuring our fire safety

exceeds all current required standards as we don't take risks when it comes to the health and safety of our tenants.

The lifts in our buildings are vital to enabling our tenants to remain independent. In 2023 we began a £750,000 lift modernisation programme. This programme, which will be complete in the spring of 2025 will see us installing a total of six new lifts in three of our older buildings along with upgrades and modernisation to some existing lifts.

We are currently three years into the 10-year kitchen, wet room and lighting upgrade plan. The plan focuses on the properties in highest need of an upgrade, prioritising voids flats. In 2024 a total of 19 kitchens, 16 wet rooms and 16 lighting upgrades were complete.

## SUPPORT IN THE WIDER COMMUNITY

With a growing waiting list for our housing and an understanding that not everyone who needs our support wants to make a move into a JBD development, over the past few years we have expanded our support to people living in their own home in the wider community.

### THE INDEPENDENT LIVING ADVISORY SERVICE (ILA)

The service is an occupational therapist-led service providing people living with physical disability or vision impairment with advice, support, aids and adaptations that enable them to remain safely in their own home.

Over the past year we have seen a further increase in demand, alongside an increase in the complexity of cases. We believe the increase in demand reflects the long local authority waiting lists and the overstretched health and social care services. Whereas in the past, people were only discharged from hospital after receiving an assessment and a support plan, we are now seeing many people being sent home from hospital with no assessment and little to no support. The complexity of cases is both a reflection of the pressure on services and people's desire to retain their independence by using aids and adaptations in their own homes, rather than moving into a supported or care environment.

The system is currently failing people by preventing them from living with dignity in a safe environment. We are more committed than ever to delivering this vital service so people can live independently at home, should they choose to.

This service is available to anyone from the community within the M25 who is living with a physical disability or vision impairment who needs support and advice.

If the client does not have the means to pay for any aids and adaptations, e.g. their sole income is derived from benefits, they will be supported to apply for funding for the aids and adaptations required unless the items are minor aids and adaptations in which case these will be purchased and offered on a loan basis by Jewish Blind & Disabled. If the client has the means to pay for their own adaptation, they will be advised and guided on what to buy and expected to pay for the item themselves.

This vital service is made possible through the generous support of the Wohl Legacy and contributions from individuals within the community who share our commitment to enabling independent living.

On average, it costs £450 to support someone at home and ensure they are safe and secure. A small price to pay for independence.

#### ILA IN NUMBERS

In 2024 we supported **208** people through the Independent Living Advisory Service

**100%** of clients told us that they were very satisfied or satisfied with the service

**100%** of ILA clients would recommend this service to family or friends

**100%** of applicants received a home visit within 20 working days with most cases having a visit within 10 working days. Many of these applicants would be waiting for 18 months to see a local authority occupational therapist



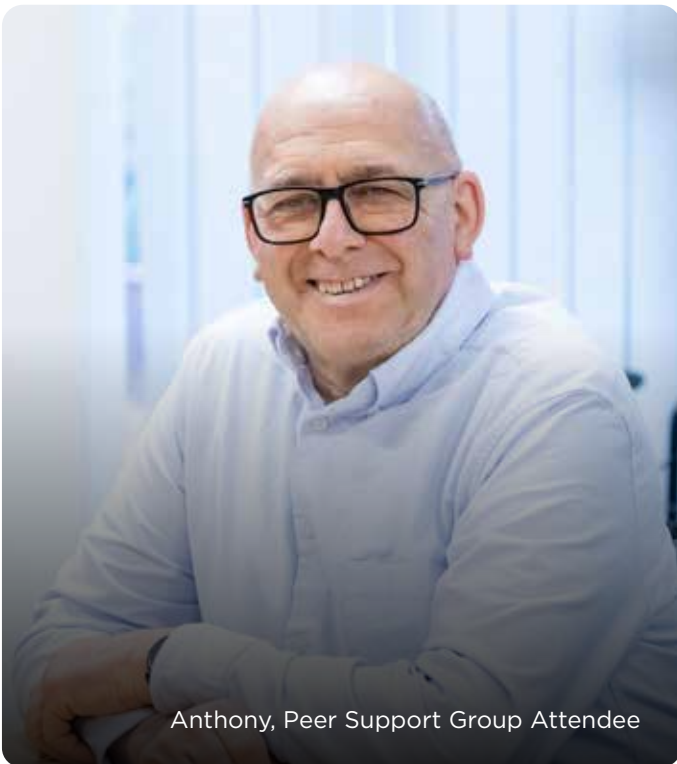
## PEER SUPPORT

We know from the people on our waiting list and the clients we support in the wider community that isolation and a feeling that they are alone in their struggles with disability is a huge issue. In April 2024 we launched two peer support groups for people living with sight loss, in Finchley and Borehamwood. Although these are still relatively new, the feedback from attendees has indicated how beneficial they are. The groups meet monthly and are joined by a guest speaker. Recent speakers have included a leading optometrist, vision impairment specialists from Moorfields, the RNIB, Guide Dogs and the Macular Society.

One attendee said:

**“I only ever seem to meet other people with sight loss when I am in a hospital waiting room. This group has been so refreshing and a fantastic way to meet people experiencing similar challenges to me.”**

This year we have continued to partner with Jewish Care to invest in the JEMS group, a support group for Jewish people living with Multiple Sclerosis.



Anthony, Peer Support Group Attendee

### PEER SUPPORT IN NUMBERS

20

We ran 20 peer support groups for people living with sight loss

30

Over 30 people attended one or more of our sight loss peer support groups launched in April 2024

12

We ran 12 support groups for people living with Multiple Sclerosis in partnership with Jewish Care (JEMS)

45

There are 45 members on the JEMS WhatsApp group which is an active support group throughout the year

We plan to use the knowledge and experience we have gained to develop and extend our peer support offering in areas where there is a need and demand. However, before we do, we will need to build capacity within the team. Whilst groups may meet only monthly, members of the group will regularly turn to Jewish Blind & Disabled for support and advice which does require resource from the already overstretched team.

In 2025 we will be seeking funding to develop and expand these services.

## INFORMING AND EDUCATING THE NEXT GENERATION

We believe we have a role to play in educating the next generation to create a more inclusive and supportive society. Attitudes towards people with disabilities have changed in recent times but there is still a long way to go. We know we have a responsibility to educate and raise awareness.

The Jewish Blind & Disabled Schools Programme has been developed to raise understanding and awareness of disability from a young age. The programme is led by our trained tenant ambassadors, people with lived experience who talk openly to young people about their own experience of disability and how since moving into a Jewish Blind & Disabled apartment, they have been able to live independently.

**“In 2024, 8 tenant ambassadors delivered 42 sessions reaching over 1,600 pupils and for the first time our education programme went to the Scouts and a JLGB summer camp.”**

Of the schools who responded to our post-visit survey, 100% gave full marks when asked how well they felt JBD educated their students about living with a disability. All the schools who completed the survey requested a repeat visit from JBD.

The impact of this programme is thanks to our amazing tenant ambassadors who generously donate their time to speak openly to the pupils about the reality of life with a disability.

For the first time ever in 2024 we were invited to the Limmud Festival where we ran several sessions and had an information stall in the event marketplace to raise awareness of disability across the community.

Our session, “How to Make a Cup of Tea”, highlighted the challenges many in our community face - whether due to disabilities or age-related frailty - from getting out of bed in the morning to preparing food and daily care. Participants could explore practical ways to help people live more independently, try out some innovative equipment, and see how small changes can make a big difference. We also ran an enjoyable and engaging session with 10-to 11-year-olds at Limmud.



JBD Staff Member - Talia, with Arnold - a tenant leading a session at a school










FUNDRAISING

“As an independent charity that does not receive any government funding, we are dependent on the generosity of our donors from across the community to develop our services to meet the growing and changing needs of people with physical disabilities and vision impairment.

The fundraising landscape is challenging. Alongside the current economic crisis, the ongoing situation in Israel and Gaza has inevitably and understandably had an impact on fundraising for all Jewish UK-based welfare charities. However, despite this challenging landscape we have demonstrated to current and new funders the need, demand and impact of our services. We are so grateful to all our donors for their support.

As with many charities, raising voluntary funds from trusts, foundations and individuals is a vital source of income for us. Our fundraising efforts enable us to provide quality housing and support and are invested in our:

-  **Community support services** including the Independent Living Advisory which is entirely funded by donations
-  **24/7 on-site house managers** who are a constant lifeline for our tenants. Almost 80% of our tenants are reliant on benefits. These benefits will cover only 50% of the cost of the house manager support service
-  The **shopping minibus service** taking tenants to local Kosher shops and supermarkets enabling them to retain their independence
-  **Tenancy Support Team** who provide advice and advocate on behalf of tenants to support them with benefits, aids and adaptations and accessing health and social care services
-  **Occupational therapy support** to our tenants to ensure as their situation changes, they have the right aids and adaptations as well as advice and support to enable them to remain independent
-  **Community Engagement Team** and volunteers who support our tenants to build their own supportive Jewish communities in each of our developments
-  **Bricks and mortar**; we know if we can build with limited or no borrowing, we will be moving a step closer to our long-term vision of becoming financially sustainable with significantly less reliance on raising millions of pounds each year from the community. Donations for capital projects to JBD will have a huge long-term impact on the future financial sustainability of the charity.

“We are extremely grateful to all our legators. Their lasting gift will enable us to grow and develop to meet the needs of Jewish people living with physical disability or vision impairment.

Major donors, trusts and foundations are a valuable source of income to us. This year income from major donors, trusts and foundations (£1,000 or over) was £1,166,902. This represented over 80% of our fundraised income, (excluding legacies). We continue to appeal to the community for support twice a year and these direct mail appeals continue to generate much-needed fundraised income. In 2024, over £214,000 of income came directly from appeals, compared to £218,248 in the previous year. This slight drop of income reflects our aging, declining, database and the situation in Israel and the ongoing conflict in the region. Additionally, in 2024, 13 synagogue congregations donated to JBD, mainly through their High Holy Day Appeals.

Our annual fundraising events and activities including our sell-out 'Friends of JBD' Golf Day at Hartsbourne, the JBD desk diary and annual raffle continue to raise both awareness and funds for JBD.



Legacies have always been a vital source of income to support the organisation – in an average year, £1 in every £3 of our income comes from gifts in Wills. In 2024 our legacy notifications were lower than in most years with notification of a total of £441k compared to £2.76m in the previous year. We received a total of 14 legacy notifications in the year, the smallest of which was £300 and the largest £91,285.

In 2022, we launched a new legacy fundraising campaign and signed up to the National Free Wills Network. We have stressed the importance of Gifts in Wills to Jewish Blind & Disabled and encouraged supporters, tenants, staff and volunteers who don't have a Will in place to create one through the National Free Wills Network. In 2024, we received 6 referrals, 2 of whom have advised us that they are leaving a gift to JBD in their Will.

Jewish Blind & Disabled operates with a small internal Fundraising Team and does not engage external professional fundraisers or commercial participators to carry out fundraising activity.

As part of its preparation for the General Data Protection Regulation, we regularly review and update our Privacy Policy. This policy, published on our website, clearly states what personal data Jewish Blind & Disabled holds in relation to supporters and how this data will be used. It sets out how individuals can raise concerns or complaints. Jewish Blind & Disabled is a member of the Fundraising Regulator and complies with all aspects of the Fundraising Code of Practice. We have received no complaints about fundraising activities either during the financial year or subsequently.

At the balance sheet date, total funds were £66,889,903 of which £1,956,816 were endowment funds and £49,977 were restricted funds. There were £59,152,549 of designated funds for fixed assets, £3,280,561 of designated building funds and £1,750,000 of designated planned maintenance funds leaving free reserves of £700,000 at the balance sheet date.

# Our people

## STAFF AND VOLUNTEERS

Our dedicated staff team and volunteers are the backbone of our organisation.

Most of our 59 staff (including part-time members of staff) provide front-line services to our tenants and clients with the remaining providing the support required to enable the provision of a first-class service.

We believe very strongly in investing in the training and development of our staff to empower them and ensure they are equipped to be the best professionals that they can be.

We know our staff team are an asset to the organisation, but this was confirmed in 2024 when we were awarded Charity Employer of the Year, at the 2024 Work Avenue Awards. The judges praised our staff satisfaction levels and high retention.

In 2024 our staff retention rate (including all staff) was 97% (this figure excludes staff who did not complete their probation period) compared to a national average of 84%. On average, our staff remain with us for a period of 8 years.

This year, our staff were supported by a team of 58 volunteers who work across the organisation from supporting our office-based staff to befriending tenants, driving the minibs and leading events and activities in our buildings. They bring their own skills and expertise into the organisation, complementing the staff team. Volunteers also play a vital role in Jewish life in our buildings. We are so grateful for all they do.

**In 2024 our staff retention rate was 97%**



JBD Staff at the 2024 Work Avenue Awards

## TRUSTEES AND ORGANISATIONAL STRUCTURE

The Trustees, (also known as Members of the Council), work alongside the professional team, led by its Chief Executive, to guide, scrutinise and support them with the strategic direction of the organisation. The Trustees meet regularly to oversee the work of the professional team. The Trustees use their varied skills and experience to ensure the organisation achieves its aims and objectives. Jewish Blind & Disabled Trustees give their time freely and no members received any remuneration in the year.

Trustee recruitment and succession planning is overseen by the Governance & Nominations Committee. Trustee positions are advertised with a focus on specific skills required to both support professional staff and ensure a broad range of relevant expertise within the Trustee board.

Trustees serve for a renewable fixed term of up to three years. Trustees will no longer serve for more than nine years consecutively unless where the Trustees agree the circumstances are such that it would be in the best interest of the charity for the Trustee in question to serve or a longer period.

The Trustees are responsible in law for the running of Jewish Blind & Disabled. All the Trustees unless where stated served for the whole year.

There is an induction process for all new Trustees. The Chief Executive inducts each Trustee; explaining the key processes and procedures that are involved in the various aspects of running the organisation, as well as showing them first-hand the housing and support we provide.

Some Trustees have responsibility for oversight of a specific area of the work of the charity including finance, health & safety, new developments, planned maintenance, property management and community engagement.

Our sub-committees, listed, report directly to the Board of Trustees, and have delegated authorities and responsibilities. Membership of committees includes Trustees, the professional team and co-opted committee members, these are voluntary roles that bring additional expertise into the organisation.

### OUR TRUSTEES

- Chair Marc Gordon
- Treasurer Anthony Levy FCA
- Jacob Colton
- Frances Gertler
- Jack Goulde  
(appointed 12 December 2024)
- Antony Kintish
- Laura Phillips
- Joshua Prince  
(appointed 12 December 2024)
- Stuart Russell  
(Resigned 11 June 2025)
- Peter Silverman
- Michael Winehouse  
(appointed 12 December 2024)

### SUB-COMITTEES

- Finance
- Governance & Nominations
- Fundraising & Marketing
- Health & Safety
- Allocations

**The Trustees use their varied skills and experience to ensure the organisation achieves its aims and objectives.**



## THE FINANCE COMMITTEE



The Finance Committee meets at least once a quarter. It oversees the preparation of the annual budget and long-term financial forecasts, reviews performance against budget and approves out-of-budget expenditure. It works alongside the Board to review our investment policy, manage financial risk and borrowing. The committee is chaired by the Treasurer, and members include the Chair, Trustee(s) and co-opted member who is an accountant with charity accounting expertise, a co-opted finance professional, the Head of Finance and Chief Executive.

## THE GOVERNANCE & NOMINATIONS COMMITTEE



The Governance & Nominations Committee is responsible for the recruitment and selection of Trustees and the Chief Executive. The Committee oversees the balance of skills, knowledge and experience and evaluates the requirements of all appointments to ensure an adequate balance of requisite skills. The committee includes the JBD Chair, Trustees, co-opted members with experience in recruitment and HR law, the Chief Executive and when relevant key members of the leadership team. The committee is also responsible for monitoring and reviewing corporate governance, risk, safeguarding, data protection and taking recommendations to the Board.

## THE FUNDRAISING & MARKETING COMMITTEE



The Fundraising & Marketing Committee steers and directs the fundraising and marketing strategy for the charity, setting and reviewing annual targets and providing support and guidance to the professional team. Membership includes the Chair, Trustee(s), co-opted members with relevant expertise, Director of Fundraising, Head of Marketing & Communications and the Chief Executive.

## THE HEALTH & SAFETY COMMITTEE



The Health & Safety Committee is chaired by a Trustee. Membership includes the Chief Executive, Property Director, Director of Housing and Community Services, Head of HR and Head of Operations. The committee meets at least twice a year to review health and safety management procedures, policy and practice, to monitor performance in respect of health, safety and wellbeing, to ensure compliance with legislation as a minimum requirement and receive accident and incident statistics and monitor action on the findings.

## THE ALLOCATIONS COMMITTEE



The Allocations Committee consisting of the President, elected Trustee(s), Chief Executive, Director of Property, Director of Housing & Community Services and members of the Tenancy Support Team meets once a month to review applications. The organisation allocates properties, to people who meet the criteria, on a points-based system to ensure housing is allocated to those in greatest need.

## CHIEF EXECUTIVE AND ADVISORS

The Chief Executive is responsible for the day-to-day operation of the charity, the delivery of the organisation's strategy and management of the staff team.

To help us in our work we work alongside a team of professional advisors:

- **Bankers:** Lloyds Bank Registered Office: 25 Gresham Street, London, EC2V 7HN
- **Solicitors:** Devonshires Solicitors LLP, 30 Finsbury Circus, London, C2M 7DT
- **Auditors:** Moore Kingston Smith LLP, Chartered Accountants, 9 Appold Street, London, EC2A 2AP
- **Data Protection Officer:** Hope & May, Cobbs Wood Farm, Hertfordshire, SG8 0BP

The Charities Act 2011 requires all charities to meet the legal requirement that its aims are for the public benefit. The Charity Commission in its Charities and Public Benefit guidance states that there are two key principles to be met in order to show that an organisation's aims are for the public benefit: firstly, there must be an identifiable benefit or benefits and secondly, that the benefit must be to the public or a section of the public. The Members of the Council (Trustees) consider that they have complied with Section 17 of the Charities Act 2011 including the guidance Public Benefit: Running a Charity (PB2).

The Trustees carry out a detailed annual review of the charity's activities highlighting the risks the charity is exposed to and the steps taken to mitigate these risks. As part of the process, the Trustees have reviewed the risks associated with the financial procedures to ensure that they meet the needs of the charity.

The Trustees who are also directors of the charity, for the purpose of the Companies Act, are pleased to present their report and accounts for the year ended 31 December 2024 which have been prepared in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (Charities SORP (FRS102)).

The charity is constituted as a company limited by guarantee and is therefore governed by its memorandum and articles of association.

**Company No.** 00959535 - Registered in England and Wales

**Charity No.** 259480

**Registered Office** 35 Langstone Way, London, NW7 1GT

**Working Name** - Jewish Blind & Disabled (JBD)



# Financial Review

The Statement of Financial Activities on page 31 shows surplus of £1,016,065 in the year. The charity's income is used wholly in either the provision of support or facilities to tenants within the charity's projects and other disabled people or on the acquisition of housing property.

Funding sources are primarily from fundraising (income in 2024 £1,725,839) and rents (2024 rental income £3,893,744). These are applied by provision of services to the Society's beneficiaries and any free surplus is designated to the building fund.

## INVESTMENT POLICY

The articles of association authorise the Trustees to make and hold investments. It is the charity's policy to place surplus funds in fixed short-term deposits for the development of new housing to meet current and future needs.

## RESERVES POLICY

The Council's policy is to build up free reserves so that unrestricted funds held by the charity not committed, designated or invested in tangible fixed assets ('the free reserves') should be sufficient to cover three months' total expenditure, which now equates to approximately £700,000. At this level, the Council considers that it would be able to continue the current activities of the charity in the unlikely event of a significant fall in rent alongside a fall in voluntary income. Designated funds have been set aside for our planned maintenance programme and for building works on our new developments.

## RISK MANAGEMENT

The Council has a risk management strategy which comprises:

- an annual review of the principal risks and uncertainties that the charity faces
- the establishment of policies, systems and procedures to mitigate those risks identified in the annual review
- the implementation of procedures designed to minimise or manage any potential impact on the charity should those risks materialise a digital upgrade programme to both improve efficiency and increase the security of our data.

Financial risk is managed by monitoring and reviewing budgets and cash flow on a timely basis and is considered to be low risk. The risk attention has also been focused on non-financial risk arising from fire, health and safety of tenants and staff, employment and IT. These risks are managed by having robust policies and procedures in place and regular awareness training for staff working in these operational areas such as our crisis management plan which staff have been trained how to implement.

We have specifically considered the risks for JBD Properties Limited, a wholly owned trading subsidiary. The key risks are associated with the building development, which have been mitigated by putting in place appropriate insurance cover.

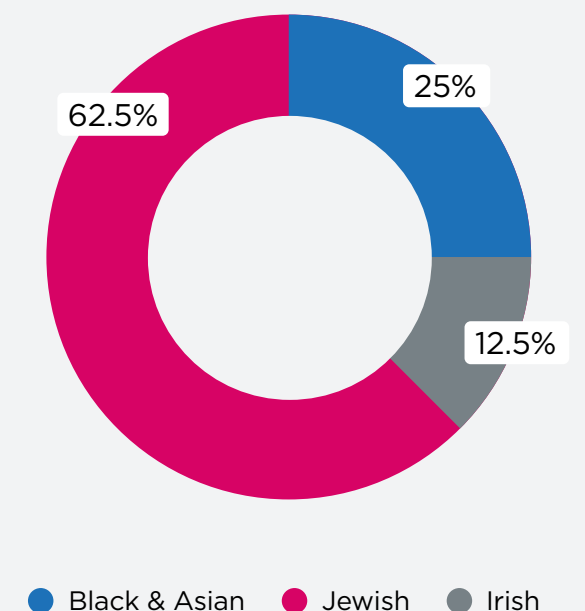
# Equality, Diversity and Inclusion

At the core of our work are our values and our behaviours which demonstrate how we live our values of fairness, integrity, respect and kindness. They help guide our commitment to equality, diversity and inclusion. Our commitment to fairness ensures we strive for equality of opportunity and equal access to all. From the way we recruit, and performance-manage our staff, through to our allocation process for prospective tenants, we are constantly looking to ensure we are fair with equality at the heart of decision making.

We are an organisation that provides housing and support services to a diverse Jewish community. Diverse in age, gender, religious affiliation, mindsets and ability/disability. We strive to ensure everyone is heard and their needs are met, whilst celebrating and recognising their differences. We expect tolerance and understanding through respect.

Our senior leadership team can be described as diverse with 25% of the team being of Black and Asian backgrounds, 62.5% of Jewish background and 12.5% Irish. 62.5% of the SLT are women with 37.5% male. As an organisation with a history of high staff retention levels we have no self-declared statistics recorded in relation to disability or sexuality. Since the beginning of 2024, we have recruited six new staff representing the diversity of the geographical areas in which we operate. For an organisation with low turnover, it will take a while for the information to have an impact, however what we are currently gathering is giving us an idea of the trends and areas to focus on.

## Senior leadership team backgrounds



We know when it comes to Board diversity, we still have some work to do. When recruiting current board members, we encouraged, through advertising, women and people with lived experience of disability as well as younger people and those from a range of socio-economic backgrounds to apply. In 2024 we recruited three new Trustees, two of whom are under 40 years old, although all are men. We are committed to address our board membership diversity.

Inclusion is at the core of our service promise. We provide person-centred solutions for our tenants and clients. This includes ensuring we provide inclusive physical environments as well as places where everyone feels valued and welcome. We are committed to collaborating with our tenants and clients to ensure their voices are heard and that they play a vital role in shaping the development of our services.

**We are committed to address our board membership diversity.**

PAY POLICY  
FOR STAFF

The Finance Committee in conjunction with the Chief Executive review and set the remuneration of the charity’s key management personnel. Their recommendations are shared with the Board for approval.

Staff pay is reviewed annually. Roles are benchmarked against others in the sector to enable us to recruit and retain a skilled workforce.

We have aligned ourselves to the London Living Wage to ensure that all our staff are earning a fair and competitive salary for the vital work they do.

“We have aligned ourselves to the London Living Wage to ensure that all our staff are earning a fair and competitive salary for the vital work they do.”

SAFEGUARDING

“We strive to create an environment that empowers both staff, tenants and clients to speak out for themselves with the knowledge that they will be listened to and supported.”

Any major concern will be reported to the Governance & Nominations Committee and any ongoing issues will be recorded and updated on the risk register that is regularly reviewed by the committee. The committee has delegated responsibility for oversight, management and reporting issues of concern to the Board.

We focus on prevention rather than just response. Our staff and volunteers work within a framework of policies and are supported by training to enable them to safely raise concerns.

Our comprehensive safeguarding policy is reviewed and updated and signed off by the Governance & Nominations Committee at least once a year. The policy focuses on individual well-being and ‘making safeguarding personal’. This approach means we support and enable people to make choices and have control about how they want to live their own lives whilst providing a framework and the mechanisms to help safeguard individuals from abuse and/or exploitation.

SUSTAINABILITY

Sustainability is built into the heart of our new developments. Ephraim Court has an ambitious low-carbon strategy, made possible using fabric energy efficiency measures and the inclusion of air source heat pumps and photovoltaic panels, low-energy lighting, low water consumption fittings and a focus on health and wellbeing through design by maximising daylight, utilising healthy materials, and contributing to the alleviation of fuel poverty. The development will enhance the ecological value of the site through measures such as areas of green and brown roof and native planting.

Alongside accessibility, sustainability is central to our Fairacres redevelopment plans. The proposed project will develop our learning and knowledge from Ephraim Court to produce a low-carbon building that is a blueprint for future JBD developments.

“Sustainability is built into the heart of our new developments.”

However, we are acutely aware that our older buildings have their own challenges when it comes to sustainability. We are constantly seeking ways, through our Planned Maintenance Programme, to make positive changes. In 2024 we completed the upgrade of all communal lighting which in the main was a transition from fluorescent bulbs to LED bulbs in keeping with being more energy efficient and using environmentally friendly bulbs.

By Order of the Council  
M Gordon

Member of the Council:

Date of approval:

Moore Kingston Smith LLP were appointed auditors to the company and in accordance with section 485 of the Companies Act 2006, a resolution proposing that they be re-appointed will be put at a General Meeting.

JEWISH BLIND & PHYSICALLY  
HANDICAPPED SOCIETY

# FINAL ACCOUNTS

For year ending  
31 December 2024

## Independent Auditor's Report

Year ended 31 December 2024

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

### OPINION

We have audited the financial statements of Jewish Blind & Physically Handicapped Society (the 'parent charitable company') and its subsidiaries ('the group') for the year ended 31 December 2024 which comprise the Group Statement of Financial Activities, the Group and Parent Charitable Company Balance Sheets, the Group Cash Flow Statement and notes to the financial statements, 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 Financial Reporting Standard 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 group's and the parent charitable company's affairs as at 31 December 2024 and of the group's 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; and
- Have been prepared in accordance with the requirements of the Companies Act 2006.

### BASIS FOR OPINION

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

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

### 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.



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

**MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION**

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

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

- The parent charitable company has not kept adequate and sufficient accounting records, or returns adequate for our audit have not been received from branches not visited by us; or
- The parent charitable company's 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 set out on page 4, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine 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 group and parent charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the group or parent charitable company or to cease operations, or have no realistic alternative but to do so.

**AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in 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 judgement 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 purposes of expressing an opinion on the effectiveness of the group and parent charitable company's internal control.
- 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 group and parent charitable company'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 group or parent charitable company 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 report.

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.

**Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud**

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charitable company and considered that the most significant are the Companies Act 2006, the Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council.
- We obtained an understanding of how the charitable company complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

USE OF OUR REPORT

This report is made solely to the charitable company'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 charitable company's members those matters which 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 any party other than the charitable company and charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Shivani Kothari (Senior Statutory Auditor)

for and on behalf of Moore Kingston Smith LLP, Statutory Auditor

6th Floor Appold Street London EC2A 2AP

Date:

Consolidated Statement  
of Financial Activities

Year ended 31 December 2024

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

	Notes	Endowment Funds 2024 £	Restricted Funds 2024 £	Unrestricted Funds 2024 £	Total Funds 2024 £	Total Funds 2023 £
<b>Income and endowments from:</b>						
Donations	3.1	-	559,021	725,212	1,284,233	1,883,647
Legacies		-		441,606	441,606	2,764,960
<b>Income from charitable activities:</b>						
Rent receivable		-	-	3,893,744	3,893,744	3,672,544
Fees receivable from management of sheltered housing projects		-	-	63,500	63,500	63,693
Yearbook and diary		-	-	31,819	31,819	31,796
Other fundraising events	3.2	-	1,660	216,092	217,752	83,288
<b>Investment income:</b>						
Dividends receivable	-	-	-	634	634	336
Interest receivable		-	-	124,285	124,285	117,818
<b>Other income:</b>						
Release of housing grant	3.3	-	-	35,896	35,896	35,896
<b>Total income</b>		-	560,681	5,532,788	6,093,469	8,653,978
<b>Expenditure on:</b>						
<b>Raising funds:</b>						
Fundraising costs of voluntary income and other activities	4	-	-	415,166	415,166	358,269
<b>Charitable activities:</b>						
Property management costs	5	-	24,115	3,181,420	3,205,535	2,912,286
Tenant support & community service costs	5	-	119,882	1,336,902	1,456,784	1,402,439
<b>Total expenditure</b>		-	143,997	4,933,488	5,077,485	4,672,994
<b>Net income before net gains/(losses) on investments</b>		-	416,684	599,300	1,015,984	3,980,984
Gains/(losses) on investments	15	-	-	81	81	230
<b>Net income before transfers</b>		-	416,684	599,381	1,016,065	3,981,214
Transfers	19	-	(463,831)	463,831	-	-
<b>Net movement in funds for the year</b>		-	(47,147)	1,063,212	1,016,065	3,981,214
Total funds at 1 January		1,956,816	97,124	63,819,898	65,873,838	61,892,624
<b>Total funds at 31 December</b>	18-20	1,956,816	49,977	64,883,110	66,889,903	65,873,838

The results for both years reflect the continuing operations of the Society.

# Balance Sheet

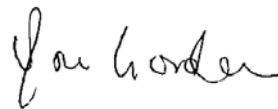
Year ended 31 December 2024

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

	Notes	Group 2024 £	Group 2023 £	Charity 2024 £	Charity 2023 £
<b>Fixed assets</b>					
Tangible assets	11	62,421,895	57,259,644	63,373,577	57,842,539
Intangible fixed assets	12	7,741	11,611	7,741	11,611
Investments	13	-	-	1,000	1000
		62,429,636	57,271,255	63,382,318	57,855,150
<b>Current assets</b>					
Debtors	14	3,004,181	3,530,225	3,054,085	4,441,005
Investments	15	7,084	7,003	7,084	7,003
Cash at bank and in hand		4,238,598	7,382,543	3,522,393	6,439,876
		7,249,863	10,919,771	6,583,562	10,887,884
<b>Creditors</b>					
Amounts falling due within one year	16	(1,425,547)	(704,909)	(760,432)	(674,209)
<b>Net current assets</b>	-	5,824,316	10,214,862	5,823,130	10,213,675
<b>Creditors:</b> Amounts falling due after more than one year	17	(1,364,049)	(1,612,279)	(1,364,049)	(1,612,279)
<b>Total assets less current liabilities</b>		66,889,903	65,873,838	67,841,399	66,456,546
<b>Funds</b>					
Endowments	18	1,956,816	1,956,816	1,956,816	1,956,816
Restricted	19	49,977	97,124	49,977	97,124
Unrestricted:					
Designated - building fund	20	3,280,561	7,411,626	3,280,561	7,411,626
Designated - fixed asset fund	20	59,152,549	53,958,272	60,104,231	54,541,167
Designated - planned maintenance fund	20	1,750,000	1,750,000	1,750,000	1,750,000
General	20	700,000	700,000	699,814	699,813
<b>Total unrestricted funds</b>		64,883,110	63,819,898	65,834,606	64,402,606
<b>Total funds</b>		66,889,903	65,873,838	67,841,399	66,456,546

A separate income and expenditure account for the charity is not presented as the charity has taken advantage of the exemptions permitted by section 408 of the Companies Act 2006. The net result of the charity for the year was a surplus of £1,384,853 (2023: £4,132,344).

Approved by the Council and Authorised for Issue



M Gordon, Chairman

Date:  
Company Registration No. 00959535

# Consolidated Statement of Cash Flows

Year ended 31 December 2024

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

	Notes	2024 £	2023 £
<b>Cash flows from operating activities</b>			
Cash generated from operations	22	2,305,990	1,158,487
<b>Cash flows from operating activities</b>		2,305,990	1,158,487
<b>Cash flows from investing activities</b>			
Purchase of property, plant and equipment		(5,275,822)	(2,104,903)
Interest received		177,389	64,714
Dividend income		634	336
<b>Net cash used in investing activities</b>		(5,097,799)	(2,039,853)
<b>Cash flows from financing activities</b>			
Interest paid on loan		(137,197)	(20,051)
Repayment of loans		(214,939)	(2,605)
<b>Net cash used in financing activities</b>		(352,136)	(22,656)
<b>Net (decrease) / increase in cash and cash equivalents in the financial year</b>		(3,143,945)	(904,022)
<b>Cash and cash equivalents at the beginning of the financial year</b>		7,382,543	8,286,565
<b>Cash and cash equivalents at the end of the financial year</b>		4,238,598	7,382,543



# Notes to the Accounts

## Year ended 31 December 2024

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

### 1 ACCOUNTING POLICIES

The charity is a private company limited by guarantee incorporated in England and Wales (Company registered number 959535). The registered office is Frances & Dick James Court, 35 Langstone Way, London, NW7 1GT. The Financial Statements are prepared in sterling which is the functional currency of the entity. Monetary amounts are rounded to the nearest pound.

The principal accounting policies adopted and judgements in the preparation of the financial statements are as follows:

#### 1.1 BASIS OF PREPARATION OF ACCOUNTS AND ASSESSMENT OF GOING CONCERN

The financial statements of the charity and subsidiary have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2016.

The Charitable group and company meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

The Members of the Council decide whether the use of going concern is appropriate and have considered possible events or conditions that might cast doubt on the ability of the charitable group to continue on as a going concern. The Members of the Council make this assessment in respect of a period of one year from the date of approval of the financial statements. In particular, the Members of the Council have considered the Charitable company's forecast and projections and have considered the potential impacts of the coronavirus outbreak on the viability of the charitable group. Annual budgets have been revised taking this into account. The charity holds significant reserves and has liquid assets in the form of cash held in short-term deposits. For this reason, the trustees continue to adopt the going concern basis in preparing the financial statements.

#### 1.2 CONSOLIDATED ACCOUNTS

The group financial statements consolidate the financial statements of the charity and its wholly owned subsidiary, JBD Properties Limited, for the year ended 31 December 2024.

Control is achieved where the group has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. The review of subsidiaries acquired or disposed during the year are included in the statements of financial activities from the effective date of acquisition and up to the effective date of disposal, as appropriate using accounting policies consistent with those of the parent. All intra-group transactions, balances, income and expenses are eliminated in full on consolidation.

#### 1.3 INCOME

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably. Where income is received in advance of meeting any performance-related conditions there is not unconditional entitlement to the income and its recognition is deferred and included in creditors as deferred income until the performance-related conditions are met. Donations are recognised when the charity has entitlement to the funds and it is probable that the income will be received and the amount can be measured reliably.

Legacies are recognised as the earlier of the dates on which either the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executors to the charity that a distribution will be made or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the Bank.

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

The income from fundraising ventures is shown gross, with the associated costs included in fundraising costs. Other income is accounted for on a receivable basis.

#### 1.4 FUND ACCOUNTING

The following funds are held by the charity:

- unrestricted general funds - these are funds which can be used in accordance with the charitable objects at the discretion of the council.
- designated funds - these are funds set aside by the council out of unrestricted general funds for specific future purposes or projects.
- restricted funds - these are funds that can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.
- permanent endowment funds - represent those assets which must be held permanently by the charity.
- expendable endowment funds - represent capital funds which may only be converted into expendable income at the discretion of the Members of the Council.

Further explanation of the nature and purpose of each fund is included in the notes to the accounts.

#### 1.5 EXPENDITURE AND IRRECOVERABLE VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds comprise the costs associated with attracting voluntary income and the costs associated with fundraising purposes.
- Expenditure on charitable activities comprises those costs incurred by the charity in the delivery of its activities and services. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support it.

Value added tax is not recoverable and as such is included in the relevant costs in the Statement of Financial Activities.

#### 1.6 COSTS ALLOCATION

Costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource. Costs other than support costs relating to a particular activity are allocated directly. Support costs are allocated according to the number of staff employed within each activity category. Allocated support costs are re-apportioned amongst cost centres existing within an activity on a percentage basis appropriate to that cost centre.

Governance costs comprise all costs involving public accountability of the charity and its compliance with regulation and good practice. These costs include costs related to statutory audit and legal fees together with an apportionment of overhead and support costs. Governance costs are allocated according to the number of staff employed within Fundraising, Property Management and Tenancy Support.

1.7 OPERATING LEASES

Rentals payable under operating leases are charged to the Statement of Financial Activities as incurred.

1.8 INTANGIBLE FIXED ASSETS

Intangible fixed assets are stated at cost less accumulated amortisation and accumulated impairment losses.

Amortisation is recognised as to write off the cost of intangibles less their residual values over their estimated useful lives using the straight-line method. The intangibles are amortised on the following basis:

Computer software	20%
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1.9 TANGIBLE FIXED ASSETS

Tangible fixed assets are stated at cost (or deemed cost) less accumulated depreciation.

The charity previously adopted a policy of revaluing freehold land and buildings and they were stated at their revalued amount less any subsequent depreciation. The charity has adopted the transition exemption under FRS 102 paragraph 35.10(d) and has elected to use the previous revaluation as deemed cost.

Depreciation is provided on a straight-line basis at the following annual rates in order to write off each asset over its estimated useful life:

Freehold and long leasehold land & buildings	nil
Fixtures and fittings	20%
Office equipment	20%
Motor vehicles	25%

Freehold and long leasehold buildings are not depreciated given the continual maintenance of the buildings to ensure that they remain in sound state of repair. The council reviews the valuation of the buildings annually for impairment in their value and it considers that the residual value at the end of their useful economic life will not be less than their present carrying value, no depreciation is charged.

1.10 INVESTMENTS

Fixed asset investments are stated at cost less permanent diminution in value.

Current asset investments are stated at market value. Realised and unrealised gains and losses on investments are dealt with in the Statement of Financial Activities.

In the parent company financial statements, investments in subsidiaries are initially measured at cost and subsequently measured at cost less any accumulated impairment losses.

1.11 DEBTORS

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.12 CASH AT BANK AND IN HAND

Cash at bank and cash in hand includes cash and short-term highly liquid investments with a short maturity from the date of opening the deposit.

1.13 CREDITORS

Creditors are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably.

1.14 FINANCIAL INSTRUMENTS

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments which include trade and other receivables, trade and other payables and cash and bank balances. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

1.15 PENSIONS

Employees of the charity are entitled to join a defined contribution ‘money purchase’ scheme unless they have exercised their right to opt out of the scheme membership. The money purchase plan is managed by Legal & General and the plan invests contributions made by the employee and employer in an investment fund to build up over the term of the plan. The pension fund is then converted into a pension upon the employee’s normal retirement age which is defined as when they are eligible for a state pension. The charity has no liability beyond making its contributions and paying across the deductions for the employee’s contributions.

1.16 HOUSING ASSOCIATION GRANT

The housing association grant, obtained from the transfer of assets and liabilities from Cavendish Housing Trust, is held as a liability and amortised and released to the Statement of Financial Activities over the useful life of the land and buildings that it was used to purchase.

2 JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the group’s accounting policies, the directors 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 estimate and associated assumptions are based on a historical experience and other factors that are considered to be relevant. Actual results may differ from the 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.

Fixed asset impairment

The freehold land & building is included at cost. No depreciation is charged and the assets are reviewed annually for impairment. This is considered to be a critical accounting estimate in view of the amounts involved and the judgements applied in the review.

3 INCOME

Group and charity

3.1 INCOME AND DONATIONS

Income from donations was £1,284,233 (2023: £1,883,647) of which £725,212 was unrestricted (2023: £1,015,909) and £559,021 was restricted (2023: £867,738). Income from legacies was £441,606 (2023: £2,764,960) was all unrestricted. Total income from donations and legacies was £1,725,839 (2023- £4,648,607)

3.2 RENTAL, MANAGEMENT FEE, INVESTMENT, DIARY & YEARBOOK INCOME

£1,660 of rental, management fee, investment, diary and yearbook income and other fundraising income was restricted in 2024 (none-2023).

3.3 OTHER OPERATING INCOME

Other operating income includes £35,896 (2023: £35,896) of amortised grants taken to income.

4 TOTAL EXPENDITURE: GROUP

	Notes	Fundraising Costs £	Charitable Activities £	Support Costs £	2024 Total Costs £	2023 Total Costs £
Salaries	9	206,770	1,853,962	6,038	2,066,770	1,915,513
Direct costs	5-7	169,825	2,547,794	-	2,717,619	2,529,881
Central costs	-	20,403	201,709	4,534	226,646	155,896
Depreciation & amortisation	-	8,792	12,376	-	21,168	18,938
Legal fees	-	-	4,382	-	4,382	13,788
Subsidiary costs	13	-	-	-	-	367
Governance costs	8	3,681	36,401	818	40,900	38,611
Total	-	409,472	4,656,624	11,390	5,077,485	4,672,994
Allocation of support expenditure (by time spent by staff)	-	5,695	5,695	(11,390)	-	-
2024 Group	-	415,166	4,662,319	-	5,077,485	4,672,994
2023 Group	-	358,269	4,314,725	-	4,672,994	-

TOTAL EXPENDITURE: CHARITY

	Notes	Fundraising Costs £	Charitable Activities £	Support Costs £	2024 Total Costs £	2023 Total Costs £
Salaries	9	206,770	1,853,962	6,038	2,066,770	1,915,513
Direct costs	5-7	169,825	2,547,794	-	2,717,619	2,529,881
Central costs	-	20,403	201,709	4,534	226,646	155,664
Depreciation & amortisation	-	8,792	12,376	-	21,168	18,938
Legal fees	-	-	4,382	-	4,382	13,788
Governance costs	-	1,682	16,634	374	18,690	22,611
Total	-	407,474	4,636,856	10,946	5,055,275	4,656,395
Allocation of support expenditure (by time spent by staff)	-	5,474	5,473	(10,946)	-	-
2024 Charity	-	412,947	4,642,329	-	5,055,275	4,656,395
2023 Charity	-	356,669	4,299,726	-	4,656,395	-

5 EXPENDITURE ON CHARITABLE ACTIVITIES: GROUP

	Notes	Property Management £	Tenant Support & Community Costs £	2024 Total Costs £	2023 Total Costs £
Salaries	9	566,726	1,287,235	1,853,961	1,714,937
Direct costs	7	2,436,381	111,413	2,547,794	2,388,702
Central costs	-	165,341	36,369	201,710	138,747
Depreciation & amortisation	-	-	12,376	12,376	18,938
Legal fees	-	4,383	-	4,383	13,788
Support costs	-	2,847	2,848	5,695	4,882
Governance costs	-	29,857	6,544	36,401	34,364
Subsidiary costs	-	-	-	-	367
2024 Group	-	3,205,535	1,456,784	4,662,319	4,314,725
2023 Group	-	2,912,286	1,402,439	4,314,725	-

EXPENDITURE ON CHARITABLE ACTIVITIES: CHARITY

	Notes	Property Management £	Tenant Support & Community Costs £	2024 Total Costs £	2023 Total Costs £
Salaries	-	566,726	1,287,235	1,853,961	1,714,937
Direct costs	-	2,436,381	111,413	2,547,794	2,388,702
Central costs	-	165,341	36,369	201,710	138,515
Depreciation & amortisation	-	-	12,376	12,376	18,938
Legal fees	-	4,383	-	4,383	13,788
Support costs	-	2,737	2,848	5,595	4,722
Governance costs	-	13,644	2,990	16,634	20,124
2024 Group	-	3,189,212	1,453,231	4,642,453	4,299,726
2023 Group	-	2,899,927	1,399,800	4,299,727	-



6 FUNDRAISING COSTS: GROUP AND CHARITY

	2024 £	2023 £
Yearbook and diary expenditure	13,726	10,531
Fundraising IT administration costs	2,368	9,488
Events	38,154	11,919
Advertising and appeal costs	75,286	46,515
Campaign and public relations fees	29,400	46,726
Legacy costs	10,891	16,000
<b>Direct costs</b>	<b>169,825</b>	<b>141,179</b>

7 PROPERTY MANAGEMENT COSTS: GROUP AND CHARITY

	2024 £	2023 £
Rates	82,403	69,894
Insurance	82,009	50,410
Light & heat	272,217	256,402
Repairs, maintenance and refurbishment	1,711,526	1,713,250
Cleaning	32,312	26,053
Gardening	60,752	64,785
Telephone & sundries	57,965	41,749
Loan interest	137,197	20,051
<b>Direct costs</b>	<b>2,436,381</b>	<b>2,242,594</b>
<b>Tenant support &amp; community service costs</b>		
Entertaining & events and tenant support	19,892	23,604
Prospective tenant costs	34,192	47,957
Motor & travel expenses	25,560	25,041
Ambulance & minibus	26,700	37,893
Schools project	5,069	11,613
<b>Direct costs (excluding staff costs)</b>	<b>111,413</b>	<b>146,108</b>
<b>Total direct costs</b>	<b>2,547,794</b>	<b>2,388,702</b>

8 GOVERNANCE COSTS: GROUP AND CHARITY

	2024 £	2023 £
<b>Auditor's remuneration</b>		
audit services	18,690	18,346
other services	4,641	5,672
audit of subsidiary	10,335	12,000
under provision prior years	-	2,593
<b>Governance costs</b>	<b>7,234</b>	<b>-</b>
<b>Direct costs</b>	<b>40,900</b>	<b>38,611</b>

9 SALARIES & ASSOCIATED SALARY COSTS

	Fundraising Expenditure £	Charitable Expenditure £		Support Costs £	2024 Total Costs £	2023 Total Costs £
		Tenant support & community services £	Property management £			
House managers and cleaners	-	878,078	-	-	878,078	769,706
Property & housing management	-	-	346,330	-	346,330	296,676
Tenant support	-	319,752	-	-	319,752	320,075
Campaign team	179,598	-	-	-	179,598	168,264
Central	27,172	48,306	220,396	6,038	301,913	293,740
Independent Living	-	41,099	-	-	41,099	67,052
<b>Total salary expenditure</b>	<b>206,770</b>	<b>1,287,235</b>	<b>566,726</b>	<b>6,038</b>	<b>2,066,770</b>	<b>1,915,513</b>

10 STAFF COSTS: GROUP AND CHARITY

	2024 £	2023 £
Salaries	1,800,520	1,644,108
Social security costs	174,970	154,648
Pension costs	70,440	57,522
<b>Total</b>	<b>2,045,930</b>	<b>1,856,278</b>

10 STAFF COSTS: GROUP AND CHARITY (CONTINUED)

The number of employees who received salaries and employee benefits (excluding employer pension costs) of more than £60,000 is as follows:

	2024	2023
In the band £60,001 – £70,000	-	1
In the band £70,001 – £80,000	1	-
In the band £100,001 – £110,000	1	1
In the band £110,001 – £120,000	-	1
In the band £120,001 – £130,000	1	-

The pension costs relating to these employees were £11,043 (2023: £10,706)

The key management personnel of the charity comprise the members of the Council, the Chief Executive Officer, the Property Development Director, the Head of House Management and Tenancy Support, and the Director of Fundraising. The total salary and benefits of the key management personnel were £402,440 (2023: £389,088).

No remuneration was paid in the year to members of the Council or their connected persons (2023: £nil) nor were expenses reimbursed to them.

Average number of full-time equivalent employees during the year was as follows:

	2024	2023
Direct charitable work	41	39
Fundraising	3	4
Support	4	1
<b>Total</b>	<b>48</b>	<b>44</b>

Average number of employees including part-time was 60 (2023: 61).

Pension costs are allocated to activities in proportion to the related staffing costs incurred and are wholly charged to unrestricted funds.

Approximately 58 (2023: 56) volunteers continue to support the professional team and the tenants. With the support of the volunteers, the tenants are able to enjoy the privacy of their own mobility apartments and the opportunity to be part of the community when they choose. The wide range of clubs and activities that is provided is designed to reflect the wide range of interests of the tenants.

11 TANGIBLE FIXED ASSETS: GROUP

	Freehold and Long Leasehold Land and Buildings £	Motor Vehicles £	Office Equipment £	Total £
<b>Cost or valuation</b>				
At 1 January 2024	58,881,967	69,179	75,341	59,026,487
Additions	5,207,774	68,048	-	5,275,822
Disposals	(96,272)	(38,580)	-	(134,852)
At 31 December 2024	63,993,469	98,647	75,341	64,167,457
<b>Depreciation</b>				
At 1 January 2024	1,631,116	69,179	66,548	1,766,843
Charge for the year	-	8,506	8,793	17,299
Eliminated on disposal	-	(38,580)	-	(38,580)
At 31 December 2024	1,631,116	39,105	75,341	1,745,562
<b>Net book values</b>				
At 31 December 2024	62,362,353	59,542	-	62,421,895
At 31 December 2023	57,250,851	-	8,793	57,259,644

(i) Land and buildings and fixtures and fittings are used directly for charitable purposes. Motor vehicles are used for care and campaign purposes, and direct charitable purposes. Office equipment is used in the management and administration of the society.

(ii) The freehold properties are deemed to be carried at cost, representing the frozen valuation as at 1 January 2014, as permitted under the transitional arrangements to FRS102. The historical cost of the freehold properties included in the valuations amounted to £42,415,296 (2023: £37,594,498).

TANGIBLE FIXED ASSETS: CHARITY ONLY

	Freehold and Long Leasehold Land and Buildings £	Motor Vehicles £	Office Equipment £	Total £
<b>Cost or valuation</b>				
At 1 January 2024	59,464,862	69,179	75,341	59,609,382
Additions	5,576,561	68,048	-	5,644,609
Disposals	(96,272)	(38,580)	-	(134,852)
At 31 December 2024	64,945,151	98,647	75,341	65,119,139
<b>Depreciation</b>				
At 1 January 2024	1,631,116	69,179	66,548	1,766,843
Charge for the year	-	8,506	8,793	17,299
Eliminated on disposal	-	(38,580)	-	(38,580)
At 31 December 2024	1,631,116	39,105	75,341	1,745,562
<b>Net book values</b>				
At 31 December 2024	63,314,035	59,542	-	63,373,577
At 31 December 2023	57,833,746	-	8,793	57,842,539

12 INTANGIBLE FIXED ASSETS: GROUP AND CHARITY

	Computer Software £	Total £
<b>Cost or valuation</b>		
At 1 January 2024	19,351	19,351
Additions	-	-
At 31 December 2024	19,351	19,351
<b>Amortisation</b>		
At 1 January 2024	7,740	7,740
Charge for the year	3,870	3,870
At 31 December 2024	11,610	11,610
<b>Net book values</b>		
At 31 December 2024	7,741	7,741
At 31 December 2023	11,611	11,611

13 JBD PROPERTIES LIMITED

Jewish Blind & Physically Handicapped Society has a wholly-owned trading subsidiary, JBD Properties Limited, a company incorporated and registered in England and Wales, company number 09174972 The registered office is Francis & Dick James Court, 35 Langstone Way, London, NW7 1GT. The principal activity of this company is the development of properties. All profits are donated to the charity by gift aid. The charity owns the entire issued share capital of 1,000 ordinary shares of £1 each. A summary of the results is shown below:

Profit and loss account	2024 £	2023 £
Turnover	5,285,859	2,166,207
Cost of sales	(4,917,154)	(1,792,050)
Administrative expenses	(89,848)	(317,890)
Interest receivable	4,259	-
<b>Profit for the financial year</b>	<b>283,116</b>	<b>56,267</b>

Balance Sheet	2024 £	2023 £
Debtors	9,081	3,044
Cash at bank and in hand	716,206	942,667
Creditors: amounts falling due within one year	(724,100)	(944,524)
<b>Net current assets</b>	<b>1,187</b>	<b>1,187</b>
Capital and reserves:	1,000	1,000
Called up share capital	187	187
<b>Profit and loss reserves</b>	<b>1,187</b>	<b>1,187</b>

14 DEBTORS

Amounts falling due within one year:	Group 2024 £	Group 2023 £	Charity 2024 £	Charity 2023 £
Rent receivable	168,970	128,730	168,970	128,730
Amount due from subsidiary undertaking	-	-	58,985	914,024
Other debtors	28,753	19,804	19,672	19,804
Prepayments and accrued income	2,806,458	3,381,691	2,806,458	3,378,447
<b>Total</b>	<b>3,004,181</b>	<b>3,530,225</b>	<b>3,054,085</b>	<b>4,441,005</b>

15 INVESTMENTS: GROUP AND CHARITY

	2024 £	2023 £
Market value at 1 January 2024	7,003	6,773
Unrealised gain/(loss) in year	81	230
Market value at 31 December 2024	7,084	7,003
<b>Historical cost at 31 December 2024</b>	<b>14,246</b>	<b>14,246</b>

Represented by: UK quoted investments		2024 £	2023 £
468	Ordinary shares of 10p in Lloyds Banking Group plc	256	223
564	Ordinary shares of 25p in Barclays plc	1,512	868
89	Ordinary shares of 6.17p in Centrica plc	119	125
547	Ordinary shares of 11.39p in National Grid plc	5,197	5,787
<b>Total</b>		<b>7,084</b>	<b>7,003</b>



16 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

Amounts falling due within one year:	Group 2024 £	Group 2023 £	Charity 2024 £	Charity 2023 £
Trade creditors	175,000	206,386	162,760	193,701
Building retention monies	21,934	118,206	21,934	118,206
Other creditors	348,842	290,309	348,842	290,109
Accruals & deferred income	843,875	51,507	191,000	33,692
Bank loans	-	2,605	-	2,605
Housing corporation grant	35,896	35,896	35,896	35,896
<b>Total</b>	<b>1,425,547</b>	<b>704,909</b>	<b>760,432</b>	<b>674,209</b>

Included in accruals and deferred income is £54,565 of rental income deferred at the end of 2024 (2023: £447). Included in other creditors is Pension creditor of £11,781 (2023: £10,303).

17 CREDITORS: AMOUNTS FALLING DUE OVER ONE YEAR

Amounts falling due over one year	Group 2024 £	Group 2023 £	Charity 2024 £	Charity 2023 £
Bank loan	-	212,334	-	212,334
Housing corporation grant	1,364,049	1,399,945	1,364,049	1,399,945
<b>Total</b>	<b>1,364,049</b>	<b>1,612,279</b>	<b>1,364,049</b>	<b>1,612,279</b>
<b>Analysis of creditor:</b>				
Repayable between one and two years	35,896	38,790	35,896	38,790
Repayable between two and five years	107,688	118,122	107,688	118,122
Repayable after five years	1,220,465	1,455,367	1,220,465	1,455,367
<b>Total</b>	<b>1,364,049</b>	<b>1,612,279</b>	<b>1,364,049</b>	<b>1,612,279</b>

The Bank loan and Housing Corporation grant were transferred from Cavendish Housing Trust on 1 January 2020. The Bank loan was repayable in instalments over a 60-year period from March 1985 and is secured by a specific charge on a housing property. It bears interest at a fixed rate of 9.25% per annum. The bank loan was fully paid off in the year, 20 years early at a favourable rate, for the long-term benefit of the charity. The housing corporation grant is amortised and released to the Statement of Financial Activities over the useful life of the land and buildings it was used to purchase.

18 ENDOWMENT FUNDS

	Jewish Association for Physically Handicapped £	J N Somers Charitable Will Trust £	The Frances and Dick James Charitable Settlement £	Total £
Grant received in 2001	-	1,000,000	-	1,000,000
Grant received in 2003	-	-	400,000	400,000
Grant received in 2004	-	-	200,000	200,000
Grant received in 2005	77,337	-	-	77,337
Adjustment on revaluation	-	246,682	152,764	399,446
Transfer to general funds	-	(74,802)	(45,165)	(119,967)
<b>Total</b>	<b>77,337</b>	<b>1,171,880</b>	<b>707,599</b>	<b>1,956,816</b>
<b>Net Income at 1 January 2024</b>				
Income for year	-	-	-	-
Expenditure	-	-	-	-
Net Income at 31 December 2024	-	-	-	-
<b>Fund balance 31 December 2024</b>	<b>77,337</b>	<b>1,171,880</b>	<b>707,599</b>	<b>1,956,816</b>
<b>Fund balance 31 December 2023</b>	<b>77,337</b>	<b>1,171,880</b>	<b>707,599</b>	<b>1,956,816</b>

The J N Somers and F & D James funds represent the value of permanent endowment funds donated to the Society for the specific purpose of contributing towards the costs of sheltered housing.

The Jewish Association for the Physically Handicapped fund represents an expendable endowment fund which was donated to provide for the needs of Jewish physically disabled persons.

19 RESTRICTED FUNDS: GROUP AND CHARITY

The restricted funds comprise the following unexpended balances of donations and grants held on trust to be applied for specific purposes.

2024	Balance at 01.01.2024 £	Movement in Funds		Transfer to Unrestricted Funds £	Balance at 31.12.2024 £
		Income £	Expenditure £		
Ephraim Court	-	240,583	-	(240,583)	-
Fairacres	-	155,000	-	(155,000)	-
Other	97,124	165,098	(143,997)	(68,248)	49,977
Total	97,124	560,681	(143,997)	(463,831)	49,977

2023	Balance at 01.01.2023 £	Movement in Funds		Transfer to Unrestricted Funds £	Balance at 31.12.2023 £
		Income £	Expenditure £		
Ephraim Court	-	943,164	-	(943,164)	-
Other	16,866	179,574	(99,316)	-	97,124
Total	16,866	1,122,738	(99,316)	(943,164)	97,124

Transfers of funds

The transfer of funds represents the purchase of buildings and refurbishment. It relates to work carried out on Ephraim Court which has been capitalised. The purchases have fulfilled the restrictions and the costs have been transferred to general funds.

Purpose of funds

**Ephraim Court:** The Ephraim Court fund represents funds received for the development of Ephraim Court. The transfer in the year relates to work carried out on the development in the year which have been capitalised.

**Fairacres:** Restricted funds for Fairacres are ringfenced for the proposed redevelopment of this, JBD's oldest site. A planning application was submitted in 2024 and in January 2025 JBD secured planning permission to redevelop Fairacres. We are actively fundraising for this project and during 2024 received the first restricted donations for this project.

**Other:** Other funds represents other funds where monies have been received for a restricted purpose. These include Independent Living and monies received for tenant support and new minibus.

20 UNRESTRICTED FUNDS

Group	Building Fund £	Fixed Assets Fund £	Planned Maintenance Fund £	General Funds £	Total Funds £
At 1 January 2024	7,411,626	53,958,272	1,750,000	700,000	63,819,898
Net income for year before transfers	-	-	-	599,300	599,300
Gain on investment	-	-	-	81	81
Transfers	(4,131,065)	5,194,277	-	(599,381)	463,831
At 31 December 2024	3,280,561	59,152,549	1,750,000	700,000	64,883,110

Charity	Building Fund £	Fixed Assets Fund £	Planned Maintenance Fund £	General Funds £	Total Funds £
At 1 January 2024	7,411,626	54,541,167	1,750,000	699,813	64,402,606
Net income for year before transfers	-	-	-	967,935	967,935
Gain on investment	-	-	-	81	81
Transfers	(4,131,065)	5,563,064	-	(968,015)	463,984
At 31 December 2024	3,280,561	60,104,231	1,750,000	699,814	65,834,606

The Members of the Council have reviewed the designated funds and have initiated a number of transfers so that the final balances represent a more accurate picture of the funds held in line with their current strategy.

**Building Fund** - This includes the development costs for Ephraim Court to be spent in the next year and funds to progress our plans for the redevelopment of Fairacres.

**Planned Maintenance fund** - funds set aside for the planned maintenance works in 2025. £1.75m is expected to be spent on further maintenance.

**Fixed Asset Fund** - this represents the net book value of the total fixed assets used by the charity which are not included in endowment funds. Transfers to and from the fund represent the proportionate amount in net book values.

21 ANALYSIS OF NET ASSETS BETWEEN FUNDS

2024	Endowment Funds £	Restricted Funds £	Designated Funds £	General Funds £	Total Funds £
Fixed assets	1,879,479	-	60,550,157	-	62,429,636
Net current assets	77,337	49,977	4,997,002	700,000	5,824,316
Creditors over one year	-	-	(1,364,049)	-	(1,364,049)
Total net assets at 31 December 2024	1,956,816	49,977	64,183,110	700,000	66,889,903

2023	Endowment Funds £	Restricted Funds £	Designated Funds £	General Funds £	Total Funds £
Fixed assets	1,879,479	-	55,391,776	-	57,271,255
Net current assets	77,337	97,124	9,128,067	912,334	10,214,862
Creditors over one year	-	-	(1,399,945)	(212,334)	(1,612,279)
Total net assets at 31 December 2023	1,956,816	97,124	63,119,898	700,000	65,873,838

22 CASH GENERATED FROM OPERATIONS

Net movement in funds for the year	2024 £	2023 £
Net movement in funds for the year	1,016,065	3,981,214
Adjustments for:		
Depreciation of property, plant and equipment	17,299	15,068
Amortisation of intangible fixed assets	3,870	3,870
Unrealised (gains)/losses on investments	(81)	(230)
Interest income	(124,285)	(117,818)
Dividend income	(634)	(336)
Interest paid	137,197	20,051
Release of housing grant	(35,896)	(35,896)
Loss in disposal of fixed asset	96,272	-
(Increase)/decrease in trade and other debtors	472,940	(2,566,318)
Increase/(decrease) in trade and other creditors	723,243	(141,118)
Cash generated from operations	2,305,990	1,158,487

Net Debt Reconciliation	1 January 2024 £	Cash Flows £	31 December 2024 £
Cash at bank and in hand	7,382,543	(3,143,945)	4,238,598
Bank loan	(217,320)	217,320	-
Total	7,165,223	(2,926,625)	4,238,598

23 OPERATING LEASE COMMITMENTS

Amounts falling due within one year:	Group 2024 £	Group 2023 £	Charity 2024 £	Charity 2023 £
Amounts due within one year	15,877	21,641	15,877	21,641
Amounts due between two and five years	7,716	20,291	7,716	20,291
Total	23,593	41,932	23,593	41,932

24 LEGAL STATUS OF THE SOCIETY

The Society is a private company limited by guarantee and has no share capital. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity.

25 RELATED PARTY TRANSACTIONS

Jewish Blind & Physically Handicapped Society has a wholly owned trading subsidiary, JBD Properties Limited. During the year, JBD Properties invoiced Jewish Blind & Physically Handicapped Society (JBD) £5,285,859 (2023: £2,166,207). At the year end, £58,985 (2023: £914,024) was owed from JBD Properties Limited.

In the year, the charity received a total of £23,840 donations from the Members of the Council (2023- £16,602).

26 CAPITAL COMMITMENTS

At the year end, the group had capital commitments of £3.367m (2023- £8.165m).





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Charity No. 259480 Company No: 00959535 (England and Wales)