

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

Consolidated financial statements for the year ended 31 December 2022



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

Patron

Chief Rabbi Ephraim Mirvis

Presidents

M J Ozin MBE

J Joseph MBE

Chairman

M Gordon

Treasurer

A Levy FCA

Members of the Council of Management

L Joseph (resigned 13 September 2022)

M Gordon

S Russell

P Silverman

S Simmons FCA (resigned 24 January 2022)

A Kintish

A Levy FCA

L Phillips (appointed 13 September 2022)

F Gertler (appointed 28 November 2022)

J Colton (appointed 13 September 2022)

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 39 Threadneedle Street London EC2R 8AU

National Westminster Bank plc Bloomsbury Parr' (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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MIRIAM'S STORY



Miriam has no sight at all, due to glaucoma and macular degeneration. She's been living at JBD since 2018, and says:

"The thought of just going into an ordinary flat and having to answer the door when I couldn't see made me feel very vulnerable and quite scared. It is very challenging because when you're blind you must have your wits about you every second you're awake, otherwise you could walk into something or accidentally turn on something you shouldn't, like the hob. When I heard about JBD I thought that might be my best option.

Now, I live somewhere with a talking lift, which helps me find my way to my flat, I know if I need to I can get hold of a House Manager quickly using the pull cords or there's a button on the alarm box where I can talk to somebody. Twice a day, the House Managers call me to make sure everything's OK. This makes me feel secure and I know if I didn't answer then somebody would come to my flat to check all is well.

If I didn't move here, my life would have been difficult. It is still stressful being blind, no matter what. But it's a wonderful feeling getting up in the morning and knowing that I am safe in my own lovely flat. Despite my sight loss, my life – thanks to Jewish Blind & Disabled – is the way I would like it to be and I hope it carries on for a long time. I'm so grateful that they have given me the independence and peace of mind that will enable me to live my life to the full.

“

Living in my Jewish Blind & Disabled flat has definitely changed my life and made me feel good about myself as well. It's very important to me that I can be as independent as possible.

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 in order 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 2021 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)

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.

The Trustee Board, led by the Chair, are committed to strengthening the board to bring new skills and experience and improve the diversity of the Board. In March 2022, we embarked on an open recruitment process seeking to recruit up to three new Trustees with specific skills in one of the following areas: fundraising and marketing, housing management or operations. We encouraged women and people living with disabilities to apply as well as candidates from a wide variety of ages, backgrounds, and socio-economic groups. Following this recruitment process we welcomed three new Trustees to the Board.

Following the governance review in 2017, Trustees now 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 for 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.





OUR TRUSTEES:

Chair Marc Gordon

Treasurer Anthony Levy FCA

Jacob Colton (appointed in September 22)

Fran Gertler (appointed in November 22)

Antony Kintish

Laura Phillips (appointed in September 22)

Stuart Russell

Peter Silverman*

Lance Joseph (resigned 13 September 2022)

Stuart Simmons FCA (resigned 24 January 2022)

**reappointed in 2022 following ending of 3 year cycle*

To support our desire to increase diversity and introduce new skill sets into the Trustee Board, all posts are widely advertised.

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 accommodation 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.

Alongside regular Trustee meetings there are a number of key sub-committees as follows:

- The Finance Committee consisting of Chair, Treasurer, elected Trustee, Chief Executive & JBD's Head of Finance meeting at least once a quarter to review and approve the quarterly management accounts and analyse and approve the annual budget.
- 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 using a points-based system, to ensure housing is allocated to those in greatest need.
- The Health & Safety Committee, consisting of an elected Trustee, Chief Executive, Property Director, Director of Housing and Community Services, Head of HR and Property Maintenance Manager, 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.



CHIEF EXECUTIVE

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.

ADVISORS

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

National Westminster Bank plc Bloomsbury Parr' (c) Branch PO Box 158 214 High Holborn London WC1V 7BX

SOLICITORS:

Devonshires Solicitors LLP, 30 Finsbury Circus, London, C2M 7DT

AUDITORS:

Moore Kingston Smith LLP, Chartered Accountants, 6th Floor, 9th Appold Street, London, EC2A 2AP

DATA PROTECTION OFFICER:

Moore ClearComm Limited

MISSION AND VISION

Jewish Blind & Disabled exists for Jewish people with physical disabilities and/or impaired vision 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 provided 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 develop to ensure we can meet the needs and increased demand from across the community.



OUR VALUES

We are guided by our strong Jewish values. 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.

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.

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.

Most of our tenants in our developments and clients of our Independent Living Advisory Service are not born with the disability. Instead, at some point in their lives they face a diagnosis that will have a significant impact on their life from that time forward. Suddenly, simple tasks such as making a cup of tea can become a momentous undertaking; whilst other everyday tasks, which had previously been done without thought, now depend on having to ask someone else to help.

The age of our current tenants and clients ranges from those in their twenties 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 our unique facilities or 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, 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 OK.

As well as our Housing Management Team, 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.

We strive to build our own unique supportive communities within the wider local and Jewish Community. We encourage tenants to play an active role in their community; organising events, socialising in communal areas, lighting candles on Friday night and celebrating Jewish life together. Our Community Engagement Team work alongside a team of volunteers to support this activity.



I am truly grateful to the whole of the JBD Team who were involved in helping me move. I would like to refer JBD to the lovely words of 'Our House' song written by Crosby Stills Nash and Young; 'Our house is a very very very fine house, with two cats in the yard, life used to be so hard, now everything is easy cause of you' (JBD)

From a tenant who moved into their JBD apartment in 2022

OUR INDEPENDENT LIVING ADVISORY SERVICE

Demand for our Independent Living Advisory Service continues to increase since the reopening of the service following a temporary closure during Covid.

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

This service is available to anyone from the community 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, i.e. 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. The service is provided thanks to generosity of the community.

"I was struggling for a long time to get in and out of my bath – it was making me upset and frustrated. Then I heard from a friend about Jewish Blind & Disabled's Independent Living Advisory Service. The adviser suggested that I should use a bath board. I was so relieved that there was a relatively simple solution to my problem. I now know I can manage in my own home." A recent ILAS client

BUILDING TO MEET CURRENT & FUTURE NEED

Following a successful planning application in 2021, in July 2022 work began on our eighth development, Ephraim Court, located in the heart of the growing Mill Hill East Jewish Community.

Ephraim Court, will provide 23 one-bedroom mobility apartments and 7 two-bedroom mobility apartments as well as an overnight studio apartment for the on-site house manager and a range of communal facilities.

The building is named in memory of brothers Menashi (Morris) and Heskell (Harry) Ephraim, after we secured a lead gift for the new development from the Ephraim 1998 Charitable Trust.



Prior to his passing, Menashi appointed myself and his former financial advisor, Stuart Cutler, as Trustees of the Ephraim 1998 Charitable Trust and executors of his will. He left us clear instructions to seek legacy opportunities with particular interest in a number of fields including supporting the Jewish Community and people with visual impairments. We have been impressed with the work of Jewish Blind & Disabled and are delighted to be supporting this new development, a fitting lasting legacy for Menashi and Heskell Ephraim.

Gary Cullum, Trustee of the Ephraim 1998 Charitable Trust

The apartments, which are due for completion in late 2024, are being designed to meet the needs of people with physical disabilities or vision impairments and will include accessible modern fitted kitchens and walk in shower rooms. All our apartments are being designed to be able to accommodate wheelchair users and can be easily adapted according to tenant's changing needs. Our architects have worked alongside specialist lighting designers who are experienced in design for people with a range of vision impairments, an accessibility consultant and specialist kitchen designer with lived experience of disability.

The development also includes communal laundry facilities, with accessible machines for all to use, a lounge, small garden and roof terrace. There is parking for tenants which will enable those who drive to retain this aspect of their independence.

Alongside accessibility, sustainability has been a driving force in the design of this new development. An ambitious low carbon energy strategy has been incorporated into the design, which includes air source heat pumps, solar panels and green and brown roofs.

The building will cost £10m to complete. Over the past few years, to date just over £7m has been raised thanks to the generosity of individuals, families, Trusts, and Foundations. Whilst we have a loan in place to complete the works, we are actively fundraising to ensure we can meet the full costs of this development.

If we can fundraise to meet the costs of this development, we will actively look for another development opportunity in the Hertfordshire area, where we know there is demand. We estimate this next development would cost in the region of £15-£20m.

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 2022-2024 we have committed to a £2m a year programme of planned maintenance and fire door replacement/fire compartmentation works.

95

**people are
on our housing
waiting list**



79%

**of our tenants
receive benefits**

PROVIDING A FIRST-CLASS SERVICE

Good isn't enough for us. We want to be excellent in all that we do. Our current information systems do not support our vision for first class customer service. In 2022 we undertook an exercise to find an affordable information management system to support our work. We have identified a customer relationship management system that will span across all areas of service delivery from housing and property management to finance. This went live in May 2023. We believe this investment will improve customer service whilst supporting efficiency and strategic planning.



INFORMING AND EDUCATING THE NEXT GENERATION

Jewish Blind & Disabled's 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.

We have focused our attention on primary schools and have designed an activity pack that each child can take home which fits with the primary school curriculum. It includes games and activities that will help children learn further about disabilities and inclusion. In 2022, our schools programme reached over 1,600 pupils across 12 primary schools.

Headteacher of Rimmon Jewish Primary School, Sarah Simmons, got in touch with us as a key area of their work is teaching children to have an awareness of different needs within our community.

We arranged a talk from a tenant who shared openly about life with a disability and his experience of being blind. Sarah commented: "The young people were so engaged, they loved hearing about the different aids that someone can use to help them to live independently. The pupils were so inspired that a week after the visit a group of year six pupils got together to hold an event in the playground to raise money for Jewish Blind & Disabled. There really is no better way to learn about protected characteristics - a curriculum requirement - than from people with lived experience. We look forward to inviting other Jewish Blind & Disabled tenants into the school next term."

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 impairments.

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:

- The Independent Living Advisory Service providing people living with physical disability or visual impairment with advice, support and adaptations that enable them to remain in their own home in the wider community
- Our 24/7 onsite House Managers who are a constant lifeline for our tenants. 79% of our tenants are reliant on benefits. These benefits will only cover 50% of the cost of the House Manager support service
- Our weekly shopping minibus service taking tenants to local kosher shops and supermarkets enabling them to retain their independence
- Our 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
- Providing 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
- Our Community Engagement Team and volunteers who help our tenants to build their own supportive Jewish communities in each of our developments.

We have been able to proceed with the purchase of our eighth development thanks to the generosity of individuals from across the community, as well as trusts and foundations.

The build cost for this development is £10m. We have a current shortfall of just under £3m. Once we have fully fundraised for this development, we will be able to seek another development in the Hertfordshire area where we know there is current and growing need.

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 £1,839,126. This represented 91% of our fundraised income, (excluding legacies). We continue to appeal to the community for support twice a year and these direct mailing appeals continue to generate more than £250,000 a year to support our work and are a critical lifeline for us.

We have a limited portfolio of successful in-person fundraising events. Notable successful events in 2022 include a major donor informal dinner which placed JBD tenants in the spotlight – in conversation with Rob Rinder. The event raised over £225,000 and brought in a wider audience. Plus, our annual Friends of JBD Golf Day raised £30,000.

“Just wanted to say thank you for a great night last night, fantastic and you should be very proud of what you are achieving. We really did find it an extremely inspiring evening.” Dinner attendee



Please thank the team and a very big thank you from me to you for making us so welcome. Please pass on to the organisers my admiration and respect, not only for the money raised for JBD but also for the way the day is run and the small touches. You should be very proud of every member of the team present. They came across to every person who was there as dedicated to JBD and loving their jobs.

Friends of JBD Golf Day attendee

Legacy income continues to be a vital source of income to support the organisation. At least £1 in every £3 raised comes from legacy income. Legacy income is unreliable and difficult to predict. This year we have seen an increase of 34% in legacy income compared to the previous year.

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.

Rachel Lewis, a Jewish Blind & Disabled volunteer said: "I recently re-did my Will using Jewish Blind & Disabled's free Will writing service. I am a supporter of Jewish Blind & Disabled and it was important to me to know that people in our community living with physical disabilities and / or vision impairments have the housing and support they need to remain independent."

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 comply with all aspects of the Fundraising Code of Practice. We have received no complaints about its fundraising activities either during the financial year or subsequently.

At the balance sheet date, total funds were £61,892,624 of which £ 1,956,816 were endowment funds and £16,866 were restricted funds. There were £51,836,411 of designated funds for fixed assets, £5,753,531 of designated building funds and £1,750,000 of designated planned maintenance funds leaving free reserves of £600,000 at the balance sheet date.



"I recently re-did my Will using Jewish Blind & Disabled's free Will writing service. I am a supporter of Jewish Blind & Disabled and it was important to me to know that people in our community living with physical disabilities and vision impairments have the housing and support they need to remain independent."

Rachel Lewis, Volunteer



FINANCIAL REVIEW

The Statement of Financial Activities on page 29 shows surplus of £1,941,263 in the year and total reserves amount to £61,892,624 at the balance sheet date. The charities 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.

Designated reserves include a building fund which at the balance sheet date amounted to £5,732,531. This represents funds set aside for acquisition of our proposed new development.

Funding sources are primarily from fundraising (income in 2022 £2,507,948) and rents (2022 rental income £3,527,694). These are applied by provision of services to the Society's beneficiaries and any free surplus is designated to the building fund and our planned maintenance fund.

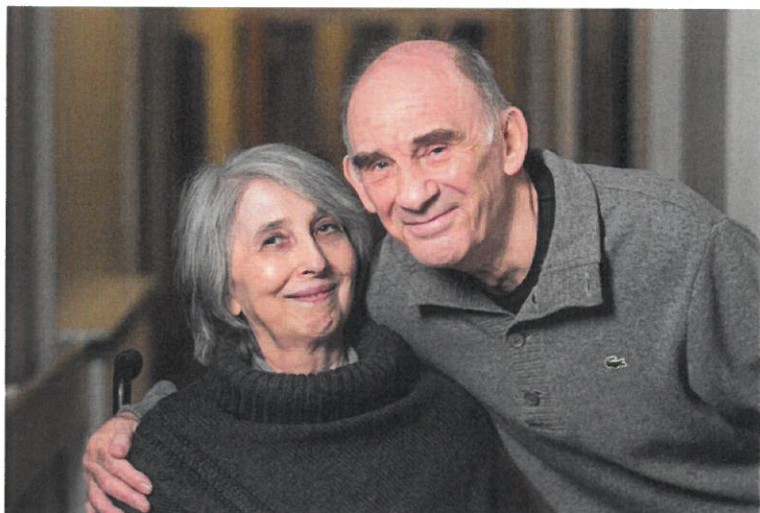


INVESTMENT POLICY

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 £600,000. At this level, the Council consider that they would be able to continue the current activities of the charity in the unlikely event of a significant fall in rent alongside a fall voluntary income. Designated funds have been set aside for our planned maintenance programme and for building works on our new development, the latter of which amount to approx. 70% of the total cost of the development. We are actively fundraising to meet the shortfall; in the meantime, we have a bank loan in place to enable us to commence the works with the knowledge that should the fundraising fall short we can complete the project. This will however impact on our ability to seek a further development opportunity to meet the growing needs of the community in Hertfordshire.



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.

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

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 on how to implement it.

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.

SAFEGUARDING

We strive to create an environment that empowers both staff 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 Jewish Blind & Disabled Board of Trustees and any ongoing issues will be recorded and updated on the risk register that is regularly reviewed by 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 Trustees 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.



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 allocations 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, mind sets 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 22% of the team being of Black and Asian backgrounds, 67% percent of Jewish background and 11% Irish. 67% of the SLT are women with 33% 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. In early 2023 we introduced a data capture form to ensure we capture and monitor this information going forward.

Our Board diversity has improved in the past year with the appointment of two women and a broader age profile of Trustees however 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. Of the three new board members appointed in 2022 two are women and the other came via our Young Jewish Blind & Disabled Patron's programme. It is a good start but there is still some way to go. We are committed, over the next three years, to address this and rebalance our current board membership.

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 undertake bi-annual anonymous staff surveys to gain an insight into how staff are feeling and where we can make improvements. In 2022 we conducted a full staff survey. The survey indicated that our staff are committed and feel supported:

97%

**of staff proud
to work at JBD**

95%

**of staff satisfied with
their workplace**

95%

**agree that their
role gives fulfilment**

Whilst feedback from our staff survey was excellent, we know there is always room for improvement. Areas that were highlighted in the recent current survey as areas we can improve on include; promotion & training, staff development & appreciation.

STAFF COMMENTS FROM SURVEY:



There is a great atmosphere amongst staff and everyone seems committed to doing their job to the highest standards. There is a great sense of community



JBD has always been a great organisation to work for and this continues to be the case.



JBD has a special ethos which appears to come from a deep belief in the value of providing suitable independent living opportunity to people who need it. The consistency of its services speaks for itself. It doesn't happen without cause.

SUSTAINABILITY

Sustainability is built into the heart of our new developments. Our latest development will include 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 daylighting, 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.

However, we are acutely aware that our older buildings have their own challenges when it comes to sustainability. In 2021 we developed a detailed Planned Maintenance Programme for our existing buildings, we are now looking at how we integrate sustainability into this work. Small changes we have recently made include the installation of electric car charging and insulation upgrades in our older buildings. We are committed to developing a strategy and action plan to ensure sustainability is not just central to our newer developments but addressed across all our resources.

THE COST-OF-LIVING CRISIS

In 2022 we began to feel the impact of inflationary increases across the organisation. We are committed to ensuring we provide a quality affordable service. Over the last decade our rent increases and remain at or below 2.5% pa. This year in response to the current situation we have increased rents by up to 4%, this will help us manage increased costs but does fall short of the actual inflationary costs across the organisation. We have sought advice on procurement of energy and utilities which has ensured we are getting the best prices on offer. As an already lean organisation we will struggle to make further significant cost savings without impacting on the quality of our service. Without large borrowing we are confident of our ability to manage inflationary increases and keep all of our services running. As with all charities we have concerns about the impact of the cost-of-living crisis on our fundraising. Our ambitious plans for growth and development are reliant on raising significant funds from across the community.

OUR COMMITMENT TO SUPPORT UKRAINIAN REFUGEES

When war broke out in Ukraine, the Trustees and staff at Jewish Blind & Disabled committed to do all we could to support Ukrainian refugees fleeing the conflict. We focused our efforts on providing housing and support to people with disabilities or sight loss who may not be able to live with family members or find suitable accommodation through the government's 'Homes for Refugee's' scheme. We have housed three households, providing them with furnished apartments with a two-year lease.

We are proud of the welcome these individuals have received from tenants, staff and the JBD family - all of whom have played a role in supporting them to settle into their temporary home in the UK.



They kindly offered us a flat that is not far from where we live, and it's really important, crucial, to feel that support that there are people there to help you, support you and navigate you through that settling in process.

KATYA, IN HER 20S, FROM UKRAINE TELLS HER STORY:

"I was really worried about my mum and grandma. My mum has a disability, and my grandma is 90 and is a Holocaust survivor. She has dementia, and because of the war and every day shelling her dementia progressed."

Katya and her family did everything they could to get her mum and grandma to England.

"When we brought my mum and grandma to London, as you can imagine they were both not feeling well, mostly psychologically. We didn't have a chance to properly think and imagine how we were going to accommodate them because the most important thing was just to bring them here."

We heard Katya's story and knew we could help.

"So we were reached out to by Jewish Blind & Disabled and they kindly offered us a flat that is not far from where we live, and it's really important, crucial, to feel that support that there are people there to help you, support you and navigate you through that settling in process."

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.

In January 2023 we held our first ever tenants conference where over 100 tenants from across all seven developments came together to share ideas, think about ways in which they can get involved within their communities (and beyond) and to have the opportunity to meet new people from different developments and hear more about initiatives in other JBD buildings.

Cynthia, a tenant at Fairacres, said: "Thank you for a lovely day – it was so well organised, and I enjoyed being on a table with different people. I was the only Fairacres tenant on my table, but it was great sharing ideas with others. I feel very lucky to be living in a JBD development – the place I call home."

We will continue to empower our tenants to work in partnership with us to educate future generations through our schools and university programmes and provide our offering of advice and support to enable other communal organisations to provide accessible environments and programming for people with physical disabilities or vision impairment.

We work in partnership with a wide range of organisations in the local and Jewish Community. We are committed to ensuring we don't step on toes or replicate the services others are providing, but we develop initiatives and support that plug the gaps that exist in our community. Organisations we work in partnership with include Jewish Care, Jami, Maccabi, JDA, local schools, synagogues and youth groups. We are the only provider of Independent Living specifically for people living with physical disabilities and / or vision impairment in the community. We do not provide supported housing (i.e. housing with care and support and registered with the CQC – Care Quality Commission). Many other organisations in the community provide this type of housing. 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.

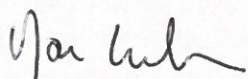
We are making huge differences to the lives of the people we support. We want to ensure that we reach everyone who needs our services. It's not going to be easy, but if we are to realise our vision, we need to continue to grow, develop, and above all, be ambitious in our approach.

We have fantastic, dedicated staff and leadership alongside committed volunteers and donors. I have every confidence that working in partnership we will do all we can to meet the housing and support needs of Jewish people with physical disabilities or visual impairment and transform even more lives.

By Order of the Council
M Gordon

Member of the Council:

Date of approval:



3 July 2023

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.



THE DEMAND ON OUR SERVICES AND OUR AMBITIOUS RESPONSE

As of May 2023, we have over 95 people on our housing waiting list. Most of them are waiting for an apartment in Barnet or Hertfordshire. We house people based on need using a point score system that considers the accessibility issues people have in their current accommodation and the necessity for our unique offering. In 2022, we had 29 properties available to rent, following 18 deaths and 11 tenants moving on, generally to residential care.

We are committed to develop to ensure we can meet the needs and increased demand for housing and support from Jewish people living with physical disabilities or vision impairment. Ephraim Court will go some way to meeting demand in north west London, however, we don't believe we can stop there. We know that there is demand from the community for a development in the Hertfordshire area. Once we have completed our fundraising campaign for Ephraim Court, we will actively look for a site and plan for a development to meet the needs in Hertfordshire.

If we can build new developments without borrowing, this will enable us to continue to provide housing and support to everyone in the community who needs it, regardless of their financial situation (currently almost 80% of our tenants are reliant on benefits). If we are servicing significant loans we would struggle to put aside sufficient funds for refurbishment and maintenance of our buildings. We are fully committed to providing our housing to everyone who needs us, with the majority of our tenants reliant on benefits and many of our self-funders, the 'squeezed middle,' with low income or assets. We have little ability to increase our rents in a material way in the foreseeable future, and to do so simply to finance and service a loan simply isn't an option and would be counterproductive. This is why our capital fundraising programme is so important. Without support from across the community we wouldn't have a sustainable model that enables us to provide a first class and affordable service.

Alongside increased demand for our accommodation based services we have seen a significant increase in demand and complexity of cases for our Independent Living Advisory Service. We supported 75 people through this service in 2022. With increased demand, we are currently recruiting for a new member of staff to manage the growth and development of this service as well as to undertake research to understand any further support needs that Jewish people living with physical disabilities and vision impairment in their own homes may have and respond accordingly.

Whilst investment in our new buildings is essential to meet current and future need, we are committed to continue to invest in our older buildings to ensure they provide high quality housing and support and meet both the needs and aspirations of our current and future tenants.

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.

Auditor

The auditor, Moore Kingston Smith LLP, is deemed to be reappointed under section 487(2) of the Companies Act 2006.

By Order of the Council
M Gordon

Member of the Council:

Date of approval: 3 July 2023

JEWISH BLIND & PHYSICALLY HANDICAPPED SOCIETY

Independent Auditors' Report

OPINION

We have audited the financial statements of Jewish Blind & Physically Handicapped Society for the year ended 31 December 2022 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 in 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 2022 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 6, 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.

Moore Kingston Smith LLP

Shivani Kothari (Senior Statutory Auditor)

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

6th Floor Appold Street London EC2A 2AP

Date: *4th August 2023*

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	Endowment Funds 2022 £	Restricted Funds 2022 £	Unrestricted Funds 2022 £	Total Funds 2022 £	Total Funds 2021 £
Income and endowments from:						
Donations	3.1	-	1,193,003	604,736	1,797,739	813,917
Legacies		-	-	710,209	710,209	528,656
Income from charitable activities:						
Rent receivable		-	-	3,527,694	3,527,694	3,523,772
Fees receivable from management of sheltered housing projects	3.2	-	-	63,500	63,500	63,500
Year book and diary		-	-	30,546	30,546	29,525
Other fundraising events		-	-	198,675	198,675	134,497
Investment income:						
Dividends receivable	-	-	-	301	301	269
Interest receivable		-	-	20,785	20,785	2,091
Other income:						
Release of Housing Grant	3.3	-	-	35,896	35,896	35,896
Total income	-	-	1,193,003	5,192,342	6,385,345	5,132,123
Expenditure on:						
Raising funds:						
Fundraising costs of voluntary income and other activities	4	-	-	375,578	375,578	321,424
Charitable activities:						
Property management costs	5	-	105,593	3,053,249	3,158,842	1,866,294
Tenants support costs	5	-	25,503	883,625	909,128	1,031,805
Total expenditure	-	-	131,096	4,312,452	4,443,548	3,219,523
Net income before net gains/(losses) on investments						
Gains/(losses) on investments	15	-	1,061,907	879,890	1,941,797	1,912,600
		-	-	(534)	(534)	1,536
Net income before transfers						
Transfers	19	-	1,061,907	879,356	1,941,263	1,941,136
		-	(1,094,417)	1,095,417	-	-
Net movement in funds for the year	20-20	1,956,816	(33,510)	1,974,773	1,941,263	1,914,136
Total funds at 1 January 2022			50,376	57,944,169	59,951,361	58,037,225
Total Funds at 31 December 2022		1,956,816	16,866	59,918,942	61,892,624	59,951,361

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

BALANCE SHEET AT 31 DECEMBER 2022

	Notes	Group 2022 £	Group 2021 £	Charity 2022 £	Charity 2021 £
Fixed assets					
Tangible assets	11	55,169,809	54,001,156	55,601,573	54,354,125
Intangible fixed assets	12	15,481	-	15,481	-
Investments		-	-	1,000	1,000
	-	55,185,290	54,001,156	55,618,054	54,355,125
Current assets					
Debtors	14	910,803	983,250	1,523,644	1,433,919
Investments	15	6,773	7,307	6,773	7,307
Cash at bank and in hand		8,286,565	7,230,887	7,702,815	7,084,274
	-	9,204,141	8,221,444	9,233,232	8,525,500
Creditors					
Amounts falling due within one year	16	(846,027)	(582,147)	(876,306)	(887,386)
Net current assets	-	8,358,114	7,639,297	8,356,926	7,638,114
Creditors: Amounts falling due after more than one year	17	(1,650,780)	(1,689,092)	(1,650,780)	(1,689,092)
Total assets less current liabilities	-	61,892,624	59,951,361	62,308,719	60,304,147
Funds					
Endowments	18	1,956,816	1,956,816	1,956,816	1,956,816
Restricted	19	16,866	50,376	16,866	50,376
Unrestricted:	-				
Designated - building fund	20	5,732,531	5,200,000	5,732,531	5,200,000
Designated - fixed asset fund	20	51,836,411	50,616,381	52,268,175	50,969,350
Designated - planned maintenance fund	20	1,750,000	1,527,788	1,750,000	1,527,788
General	20	600,000	600,000	584,331	599,817
Total designated funds		59,918,942	57,944,169	60,335,037	58,296,955
Total funds		61,892,624	59,951,361	62,308,719	60,304,147

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 £2,004,572 (2021: £1,935,248).

Approved by the Council and Authorised for Issue

M Gordon Chairman



Date: 3 July 2023

Company Registration No. 00959535

CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	2022 £	2021 £
Cash flows from operating activities			
Cash generated from operations		2,260,339	1,569,979
Interest paid		(20,260)	(20,450)
		2,240,079	1,549,529
Cash flows from investing activities			
Purchase of property, plant and equipment		(1,203,072)	(284,689)
Sale of investment property		-	-
Interest received		20,785	2,091
Dividend income		301	269
		(1,181,986)	(282,329)
Cash flows from financing activities			
Repayment of loans		(2,415)	(2,015)
Net cash used in investing activities		(2,415)	(2,015)
Net (decrease) / increase in cash and cash equivalents in the financial year		1,055,678	1,265,185
Cash and cash equivalents at the beginning of the financial year		7,230,887	5,965,702
Cash and cash equivalents at the end of the financial year		8,286,565	7,230,887

1 Accounting policies

The charity is a private company limited by guarantee incorporated in England and Wales. 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 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 2022.

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 date 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 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 Tangible 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

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 off report. The council review the valuation of the buildings annually for impairment in its value and they consider that the residual value at the end of its useful economic life will not be less than its 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.

Investment property, which is property held to earn rentals and/or for capital appreciation, is measured using the fair value model and stated at its fair value at the reporting end date. The surplus or deficit on revaluation is recognised in the Statement of Financial Statements.

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 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 from donations

Income from donations was £1,797,379 (2021: £813,917) of which £604,736 was unrestricted (2021: £656,297) and £1,193,003 was restricted (2021: £157,620). Income from legacies was £710,209 (2021: £528,656) was all unrestricted (2021- £nil). Total income from donations and legacies was £2,507,948 (2021- £1,353,573).

3.2

All rental, management fee, investment, diary and yearbook income and other fundraising income was unrestricted in 2022 and 2021.

3.3 Other operating income

Other operating income includes £35,896 (2021: £35,896) of amortised grants taken to income.

4 Total expenditure: Group

	Notes	Fundraising Costs £	Charitable Activities £	Support Costs £	2022 Total Costs £	2021 Total Costs £
Salaries	10	212,236	1,454,335	5,704	1,672,274	1,672,975
Direct costs	7-9	145,272	2,434,272	-	2,579,544	1,298,942
Central costs	-	13,113	111,595	4,205	128,913	154,135
Depreciation	-	-	18,938	-	18,938	23,335
Legal fees	-	-	8,802	-	8,802	35,250
Subsidiary costs	14	-	369	-	369	3,320
Governance costs	-	3,541	31,166	-	34,707	31,564
Total		374,162	4,059,477	9,909	4,443,547	3,219,521
Allocation of support expenditure (by time spent by staff)		1,416	8,493	9,909	-	-
2022 Group		375,578	4,067,970	-	4,443,547	3,219,521
2021 Group		321,424	2,898,099	-	3,219,523	-

Total expenditure: Charity

	Notes	Fundraising Costs £	Charitable Activities £	Support Costs £	2022 Total Costs £	2021 Total Costs £
Salaries		212,236	1,454,335	5,704	1,672,274	1,672,975
Direct costs	10	145,272	2,434,272	-	2,579,544	1,298,942
Central costs	7-9	13,113	98,710	4,205	116,028	87,211
Depreciation		-	18,938	-	18,938	23,335
Legal fees		-	7,360	-	7,360	26,638
Governance costs		2,315	21,066	-	23,381	17,890
Total		372,936	4,034,681	9,909	4,417,525	3,126,991
Allocation of governance expenditure (by number of staff employed)		1,466	8,493	(9,909)	-	-
2022 Charity		374,352	4,043,174	-	4,417,525	3,126,991
2021 Charity		320,303	2,806,688	-	3,126,991	-

5 Expenditure on charitable activities Group

	Notes	Property Management £	Tenant Support Costs £	2022 Total Costs £	2021 Total Costs £
Salaries	-	743,531	710,803	1,454,335	1,459,650
Direct costs	-	2,298,960	135,312	2,434,272	1,163,878
Central costs		87,350	24,245	111,595	183,688
Depreciation	-	-	18,938	18,938	23,335
Legal fees	-	8,802	-	8,802	35,250
Support costs	-	4,247	4,247	8,493	-
Governance costs	-	15,583	15,583	31,166	28,978
Subsidiary costs	-	369	-	369	3,320
2022 Group	-	3,158,842	909,128	4,067,970	2,898,099
2021 Group	-	1,866,294	1,031,805	2,898,099	-

Expenditure on charitable activities Charity

	Notes	Property Management £	Tenant Support Costs £	2022 Total Costs £	2021 Total Costs £
Salaries	9	743,531	710,803	1,454,335	1,177,910
Direct costs	7	2,298,960	135,312	2,434,272	1,163,878
Depreciation	-	84,434	21,329	105,762	465,427
Legal fees	-	-	19,938	19,938	23,335
Support costs	-	8,802	-	8,802	35,250
Governance costs	-	10,533	10,533	21,065	16,423
2022 Charity	-	3,146,260	896,915	4,043,174	2,882,223
2021 Charity	-	1,856,697	1,025,528	2,882,223	-

6 Fundraising costs Group and Charity

	2022 £	2021 £
Year book and diary expenditure	12,379	13,764
Fundraising IT administration costs	8,563	16,909
Events	39,708	31,601
Advertising and appeal costs	52,995	49,441
Campaign and public relations fees	18,122	16,917
Legacy costs	13,505	6,432
Direct costs	145,272	135,064

7 Property management costs Group and Charity

	2022 £	2021 £
Rates	78,050	65,130
Insurance	53,799	54,407
Light & heat	156,135	125,390
Repairs, maintenance and refurbishment	1,832,921	710,971
Cleaning	24,134	18,692
Gardening	76,567	57,920
Telephone & sundries	45,125	36,434
Bad debts written off	(2,311)	(10,637)
Loan interest	20,260	20,450
Staff recruitment & Training	14,280	-
Direct costs	2,298,960	1,068,944
Tenant support costs	43,209	35,574
Entertaining & events and tenant support		
Prospective tenant costs	27,430	22,192
Motor & travel expenses	44,521	14,320
Ambulance & minibus	20,152	22,848
Direct costs (excluding staff costs)	135,312	94,934
Total direct costs	2,434,272	1,163,878

8 Governance costs Group and Charity

	2022 £	2021 £
Auditor's remuneration		
audit services	17,928	17,890
other services	5,670	-
audit of subsidiary	7,698	-
under provision prior years	3,875	-
Governance costs	225	13,674
Direct costs	35,396	31,564

9 Salaries Group and Charity

	Fundraising Expenditure	Charitable Expenditure		Support Costs	2022 Total Costs	2021 Total Costs
		Tenant support	Property management			
House managers and cleaners	-	354,471	-	-	354,471	345,382
Property and housing management	-	-	532,463	-	532,463	511,577
Tenants support	-	275,701	-	-	275,701	311,801
Campaign team	183,713	-	-	-	183,713	213,325
Central	28,523	39,932	211,068	5,704	285,227	281,740
Independent Living	-	40,700	-	-	40,700	9,150
Total salary expenditure	212,236	710,803	743,531	5,704	1,672,274	1,672,975

10 Staff costs Group and Charity

	2022 £	2021 £
Salaries	1,478,883	1,468,431
Social security costs	142,784	134,178
Pension costs	50,607	55,840
Redundancy costs	-	14,526
Total	1,672,274	1,672,975

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

	2022	2021
In the band £60,001- £70,000	1	1
In the band £80,001- £90,000	1	1
In the band £110,001-£120,000	1	1

The pension costs relating to these employees were £9,788 (2021: £13,500)

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 £366,467 (2021: £317,078).

No remuneration was paid in the year to members of the Council or their connected persons (2021: £nil) nor were expenses reimbursed to them.

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

	2022
Direct charitable work	38
Fundraising	4
Support	1
Total	43

Average number of employees including part-time in 2022 was 57 and in 2021 was 61.

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

Approximately 45 (2021: 160) 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 apartment and the opportunity to be part of the community when they choose. The wide range of clubs and activities that is provided are 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 £
Cost or valuation				
At 1 January 2022	55,593,343	69,179	75,341	55,737,863
Additions	1,183,721	-	-	1,183,721
Disposals	-	-	-	-
At 31 December 2022	56,777,064	69,179	75,341	56,921,584
Depreciation				
At 1 January 2022	1,631,116	69,179	36,412	1,736,707
Charge for the year	-	-	15,068	15,068
Eliminated on disposal	-	-	-	-
At 31 December 2022	1,631,116	69,179	51,480	1,751,775
Net book values				
At 31 December 2022	55,145,948	-	23,861	55,169,809
At 31 December 2021	53,962,227	-	38,929	54,001,156

(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.

(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 £35,489,595

Tangible fixed assets Charity only

	Freehold and Long Leasehold Land and Buildings £	Motor Vehicles £	Office Equipment £	Total £
Cost or valuation				
At 1 January 2022	55,946,312	69,179	75,341	56,090,832
Additions	1,262,516	-	-	1,262,516
Disposals	-	-	-	-
At 31 December 2022	57,208,828	69,179	75,341	57,353,348
Depreciation				
At 1 January 2022	1,631,116	69,179	36,412	1,736,707
Charge for the year	-	-	15,068	15,068
Eliminated on disposal	-	-	-	-
At 31 December 2022	1,631,116	69,179	51,480	1,751,775
Net book values				
At 31 December 2022	55,577,712	-	23,861	55,601,573
At 31 December 2021	55,946,312	136,530	105,547	56,191,368

12 Intangible fixed assets - Group and Charity

Fair value	Computer Software £	Total £
Cost or valuation		
At 1 January 2022	-	-
Additions	19,351	19,351
At 31 December 2022	19,351	19,351
Amortisation		
At 1 January 2022	-	-
Charge for the year	3,870	3,870
At 31 December 2022	3,870	3,870
Net book values		
At 31 December 2022	15,481	15,481
At 31 December 2021	-	-

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 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	2022 £	2021 £
Turnover	1,223,573	302,574
Cost of sales	(1,148,538)	(280,525)
Administrative expenses	(51,417)	(4,259)
Profit for the financial year	23,618	17,790

Balance Sheet	2022 £	2021 £
Current assets:	321,571	416,740
Debtors	583,750	146,613
Cash at bank and in hand	905,321	563,353
Creditors: amounts falling due within one year	(904,134)	(562,166)
Net current assets	1,187	1,187
Capital and reserves:	1,000	1,000
Called up share capital	187	187
Profit and loss reserves	1,187	1,187

14 Debtors

Amounts falling due within one year:	Group 2022 £	Group 2021 £	Charity 2022 £	Charity 2021 £
Rent receivable	101,492	63,491	101,492	63,491
Amount due from subsidiary undertaking	-	-	621,188	476,327
Other debtors	11,917	30,528	3,570	4,870
Prepayments and accrued income	797,394	889,231	797,394	889,231
Total	910,803	983,250	1,523,644	1,433,919

15 Investments Group and Charity

	2022 £	2021 £
Market value at 1 January 2022	7,307	5,771
Unrealised gain/(loss) in year	(534)	1,536
Market value at 31 December 2022	6,773	7,307
Historical cost at 31 December 2022	14,246	14,246

Represented by: UK quoted investments		2021 £	2020 £
468	Ordinary shares of 10p in Lloyds Banking Group plc	215	224
564	Ordinary shares of 25p in Barclays plc	899	1,060
89	Ordinary shares of 6.17p in Centrica plc	84	63
547	Ordinary shares of 11.39p in National Grid plc	5,575	5,960
Total		6,773	7,307

16 Creditors: amounts falling due within one year

Amounts falling due within one year:	Group 2022 £	Group 2021 £	Charity 2022 £	Charity 2021 £
Trade creditors	297,486	51,206	80,373	26,585
Building retention monies	176,424	176,424	118,206	118,206
Other creditors	270,430	263,428	270,427	263,428
Accruals and deferred income	63,376	52,986	368,988	441,064
Bank loans	2,415	2,207	2,416	2,207
Housing corporation grant	35,896	35,896	35,896	35,896
Total	846,027	582,147	876,306	887,386

Included in accruals and deferred income is £6,244 of rental income deferred at the end of 2022 (2021: £14,002). Included in Other creditors is Pension creditor of £8,974 (2021: £8,718).

17 Creditors: amounts falling due over one year

Amounts falling due over one year	Group 2022 £	Group 2021 £	Charity 2022 £	Charity 2021 £
Bank loan	214,939	217,355	214,939	217,355
Housing corporation grant	1,435,841	1,471,737	1,435,841	1,471,737
Total	1,650,780	1,689,092	1,650,780	1,689,092
Analysis of creditor:				
Repayable between one and two years	38,540	38,312	38,540	38,312
Repayable between two and five years	117,219	116,395	117,219	116,395
Repayable after five years	1,495,021	1,534,385	1,495,021	1,534,385
Total	1,650,780	1,689,092	1,650,780	1,689,092

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 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)
Total	77,337	1,171,880	707,599	1,956,816
Net Income at 1 January 2022				
Income for year	-	-	-	-
Expenditure	-	-	-	-
Net Income at 31 December 2021	-	-	-	-
Fund balance 31 December 2022	77,337	1,171,880	707,599	1,956,816
Fund balance 31 December 2021	77,337	1,171,880	707,599	1,956,816

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.

2022	Balance at 01.01.2022 £	Movement in Funds		Transfer from Unrestricted Funds	Balance at 31.12.2022 £
		Income £	Expenditure £		
Ephraim Court	-	1,095,417	-	(1,095,417)	-
Other	50,376	97,586	(131,096)	-	16,866
Total	50,376	1,193,003	(131,096)	(1,095,417)	16,866

2021	Balance at 01.01.2021 £	Movement in Funds		Transfer from Unrestricted Funds	Balance at 31.12.2021 £
		Income £	Expenditure £		
Ephraim Court	-	37,500	-	(37,500)	-
Other	86,180	120,120	(130,924)	(25,000)	50,376
Total	86,180	157,620	(130,924)	(62,500)	50,376

Transfers of funds

The transfer of funds represents the purchase of buildings and refurbishment. 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 fund 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.

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.

20 Unrestricted funds

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

Group	Building Fund £	Fixed Assets Fund £	Planned Maintenance Fund £	General Funds £	Total Funds £
At 1 January 2022	5,200,000	50,616,381	1,527,788	600,000	57,944,169
Net income for year before transfers	-	-	-	879,890	879,890
Gain on investment	-	-	-	(534)	(534)
Transfers	532,531	1,220,030	222,212	(879,356)	1,095,417
At 31 December 2022	5,732,531	51,836,411	1,750,000	600,000	59,918,942

Charity	Building Fund £	Fixed Assets Fund £	Planned Maintenance Fund £	General Funds £	Total Funds £
At 1 January 2022	5,200,000	50,969,350	1,527,788	599,817	58,296,955
Net income for year before transfers	-	-	-	943,199	943,199
Loss on investment	-	-	-	(534)	(534)
Transfers	532,531	1,298,825	222,212	(958,151)	1,095,417
At 31 December 2022	5,732,531	52,268,175	1,750,000	584,331	60,335,037

The Council of Members 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 24 months.

Planned Maintenance fund: funds set aside for the planned maintenance works in 2023. During the year £1.5m was spent on refurbishment.

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

2022	Endowment Funds £	Restricted Funds £	Designated Funds £	General Funds £	Total Funds £
Fixed assets	1,879,479	-	53,305,811	-	55,185,290
Net current assets	77,337	16,866	7,448,972	814,939	8,358,114
Creditors over one year	-	-	(1,435,841)	(214,939)	(1,650,780)
Total net assets at 31 December 2022	1,956,816	16,866	59,318,942	600,000	61,892,624
2021	Endowment Funds £	Restricted Funds £	Designated Funds £	General Funds £	Total Funds £
Fixed assets	1,879,479	-	52,121,677	-	54,001,156
Current assets	77,337	50,376	6,694,229	817,355	7,639,297
Current liabilities	-	-	(1,471,737)	(217,355)	(1,689,092)
Total net assets at 31 December 2021	1,956,816	50,376	57,344,169	600,000	59,951,361

22 Cash generated from operations

Net movement in funds for the year	2022 £	2021 £
Net movement in funds for the year	1,941,263	1,914,136
Adjustments for:		
Depreciation of property, plant and equipment	15,068	23,335
Amortisation of intangible fixed assets	3,870	-
Unrealised (gains)/losses on investments	534	(1,536)
Interest income	(20,785)	(2,091)
Dividend income	(301)	(269)
Interest paid	20,260	20,450
Release of housing grant	(35,896)	(35,896)
Gain in disposal of fixed asset	-	-
(Increase)/decrease in trade and other debtors	72,447	(334,576)
Increase/(decrease) in trade and other creditors	263,879	(13,574)
Cash generated from operations	2,260,339	1,569,979

Net Debt Reconciliation	1 January £	Cash Flows	31 December £
Cash at bank and in hand	7,230,887	1,055,678	8,286,565
Bank loan	(219,736)	2,416	(217,320)
Total	7,011,151	1,058,094	8,069,245

23 Operating lease commitments

Amounts falling due within one year:	Group 2022 £	Group 2021 £	Charity 2022 £	Charity 2021 £
Amounts due within one year	21,343	17,263	21,343	17,263
Amounts due between two and five years	31,562	41,967	31,562	41,967
Amounts due after five years	-	2,866	-	2,866
Total	52,905	62,096	52,905	62,096

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 (JBDS) £1,223,573 (2021: £nil) (gross) and accrued costs of £nil (2021: £302,525) for the Ephraim Court Development costs. At the year end, £615,360 (2021: £476,327) was owed from JBD Properties Limited.

In 2021, Stewart Partners provided payroll services totalling £2,822 to Jewish Blind & Physically Handicapped Society. At the end of 2021, there were £nil amounts outstanding. Stewart Partners is controlled by close family of or President.

In the year, the charity received a total of £6,908 donations from the Members of Council (2021- £25,741).



