

THE CHAI CENTER

England & Wales · Charity number 1174613

Details

Status Registered

Legal form CIO

Registered 2017-09-12

Register [View on the Charity Commission register](#)

Contact

Address Jewish Life Centre
Unit 12E
Keystone Passage
Borehamwood Shopping Park
Herts
WD6 4PR

Phone 02080498090

Email chabad@jewishlifecentre.org

Website www.jewishlifecentre.org

Activities

Objects: THE OBJECT OF THE CIO SHALL BE THE ADVANCEMENT OF THE ORTHODOX JEWISH FAITH IN ACCORDANCE WITH THE TEACHINGS AND PRINCIPLES OF CHABAD IN PARTICULAR FOR PEOPLE LIVING IN BOREHAMWOOD AND ELSTREE BY PROVIDING THEM WITH EDUCATIONAL PROGRAMS AND SOCIAL ACTIVITIES THAT WILL BUILD AND DEVELOP A MEANINGFUL RELATIONSHIP TO THEIR JEWISH HERITAGE.

Activities: The JLC is a community-based organisation dedicated to promoting education, culture, and values in an inclusive & welcoming environment. We provide a wide range of programs for all ages, including children & youth activities, adult learning opportunities and support for special needs. Our work strengthens community cohesion, promotes social inclusion, and fosters a strong sense of belonging.

Classification

- **How:** Provides Advocacy/advice/information, Other Charitable Activities
- **What:** General Charitable Purposes, Education/training, Disability, Arts/culture/heritage/science, Human Rights/religious Or Racial Harmony/equality Or Diversity
- **Who:** Children/young People, Elderly/old People, People With Disabilities

Geography

- Hertfordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-07-31	£411,932	£273,847	-	-
2024-07-31	£297,845	£291,107	-	-
2023-07-31	£244,170	£235,864	-	-
2022-07-31	£226,270	£216,120	-	-
2021-07-31	£125,090	£123,968	-	-
2020-07-31	£68,925	£94,002	-	-

Trustees

Name	Role	Appointed
ADAM SIMON BRANDMAN		2018-11-01
Abraham Braun		2020-07-23
Melissa Ruth Redbart		2018-11-01

THE CHAI CENTER

England & Wales - Charity number 1174613

Accounts

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2025
FOR
THE CHAI CENTER
TRADING AS
THE JEWISH LIFE CENTRE**

Xeinadin Swiss Cottage Limited
Harben House
Harben Parade
Finchley Road
LONDON
NW3 6LH

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE
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FOR THE YEAR ENDED 31 JULY 2025**

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**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 JULY 2025**

The trustees present their report with the financial statements of the charity for the year ended 31 July 2025. The trustees have adopted the provisions of 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 2019).

OBJECTIVES AND ACTIVITIES

The object of the CIO shall be the advancement of the orthodox Jewish faith in accordance with the principles and teachings of Chabad in particular for people living in Borehamwood and Elstree by providing them with educational programs and social activities that will build and develop a meaningful relationship to their Jewish Heritage.

The Chai Center is focused on creating opportunities for local Jewish people to engage in the various experiences Jewish life has to offer through various events and programmes. Based centrally in Borehamwood, there is a strong focus on also creating informal opportunities for people outside the Jewish community to engage and obtain an understanding and appreciation of Jewish life and culture.

ACHIEVEMENTS AND PERFORMANCE

During the year 2025-26 the charity continued to run and expand all its programmes and activities to include youth activities, festival and Sabbath activities, adult education programmes, social services, Judaica services and publications. Chanukah, Purim and Passover activities have grown with programmes for children in the Jewish schools of Hertsmere. There has been significant growth of Friendship Circle, which has been extremely successful in engaging teens in volunteering with children who have special needs.

FINANCIAL REVIEW

Going concern

The financial statements have been prepared on a going concern basis, which assumes that the entity will continue to operate for the foreseeable future. The trustees have considered the entity's current financial position, cash flows and liquidity position, as well as its future plans and projections, and have concluded that it is appropriate to prepare the financial statements on a going concern basis.

FUTURE PLANS

The trustees plan to continue and increase the charity's activities and programs, with a particular focus on youth and children's engagement.

A major focus for the coming period is the relocation of The Chai Center to new premises at 80 Shenley Road, Borehamwood. The charity has secured a 10 year lease from Hertsmere Borough Council on the former bank premises, which will be converted into a purpose designed three storey community centre of approximately 6,000 square feet internal space with an additional 2,000 square feet of outdoor space. The new premises will allow the charity to significantly expand the scale and range of its activities, including dedicated spaces for youth and children's programming, adult education, a nursery and sensory room, a communal lounge and kitchen, and improved accessibility throughout the building.

The total capital cost of the project is approximately £1.5 million, to be raised through a dedicated fundraising campaign. The construction programme is expected to run for approximately 9 to 10 months, with the building anticipated to become operational during the 2026-27 financial year. The trustees consider this move to be a transformational step in the development of the charity and its ability to serve the Jewish community of Borehamwood and Elstree.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Chai Center is a Charitable Incorporated Organisation (CIO) constituted under a Constitution incorporated 30th June 2017 and has registered charity number 1174613.

Recruitment and appointment of new trustees

The appointment of new trustees is at the discretion of the serving trustees. All decisions made on behalf of the charity are made by the trustees.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1174613

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 JULY 2025**

Principal address

Unit 12E Keystone Passage
Borehamwood Shopping Park
Hertfordshire
WD6 4PR

Trustees

Ms M Redbart
A Brandman
A Braun

Independent Examiner

Xeinadin Swiss Cottage Limited
Harben House
Harben Parade
Finchley Road
LONDON
NW3 6LH

29/05/2026

Approved by order of the board of trustees on and signed on its behalf by:

Abraham Braun

.....
A Braun - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE CHAI CENTER**

Independent examiner's report to the trustees of The Chai Center

I report to the charity trustees on my examination of the accounts of The Chai Center (the Trust) for the year ended 31 July 2025.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

Independent examiner's statement

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

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

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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

Anthony Cowan

Anthony Cowan
The Institute of Chartered Accountants in England and Wales

Xeinadin Swiss Cottage Limited
Harben House
Harben Parade
Finchley Road
LONDON
NW3 6LH

29/05/2026

Date:

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 JULY 2025**

	Notes	Unrestricted fund £	Restricted funds £	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		385,127	26,805	411,932	297,845
EXPENDITURE ON					
Raising funds		71,566	13,705	85,271	86,297
Other		188,576	-	188,576	204,810
Total		260,142	13,705	273,847	291,107
NET INCOME		124,985	13,100	138,085	6,738
RECONCILIATION OF FUNDS					
Total funds brought forward		65,188	-	65,188	58,450
TOTAL FUNDS CARRIED FORWARD		190,173	13,100	203,273	65,188

The notes form part of these financial statements

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**BALANCE SHEET
31 JULY 2025**

	Notes	Unrestricted fund £	Restricted funds £	2025 Total funds £	2024 Total funds £
FIXED ASSETS					
Tangible assets	4	110,607	-	110,607	67,205
CURRENT ASSETS					
Debtors	5	13,283	-	13,283	9,182
Cash at bank and in hand		89,036	13,100	102,136	14,820
		102,319	13,100	115,419	24,002
CREDITORS					
Amounts falling due within one year	6	(14,079)	-	(14,079)	(14,206)
NET CURRENT ASSETS		88,240	13,100	101,340	9,796
TOTAL ASSETS LESS CURRENT LIABILITIES		198,847	13,100	211,947	77,001
CREDITORS					
Amounts falling due after more than one year	7	(8,674)	-	(8,674)	(11,813)
NET ASSETS		190,173	13,100	203,273	65,188
FUNDS	9				
Unrestricted funds				190,173	65,188
Restricted funds				13,100	-
TOTAL FUNDS				203,273	65,188

The financial statements were approved by the Board of Trustees and authorised for issue on 29/05/2026..... and were signed on its behalf by:

Abraham Braun

.....
A Braun - Trustee

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2025**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably. The only exception to this is where donations are received with the intent that it will pay for expenditure which will arise in a future period, in which case the income is deferred to be matched against that future expenditure.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings	- 20% on reducing balance
Heritage asset	- not provided
Computer equipment	- 20% on reducing balance

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds 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.

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

2. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 July 2025 nor for the year ended 31 July 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 July 2025 nor for the year ended 31 July 2024.

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JULY 2025**

3. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	291,845	6,000	297,845
EXPENDITURE ON			
Raising funds	80,297	6,000	86,297
Other	204,810	-	204,810
Total	285,107	6,000	291,107
NET INCOME	6,738	-	6,738
RECONCILIATION OF FUNDS			
Total funds brought forward	58,450	-	58,450
TOTAL FUNDS CARRIED FORWARD	65,188	-	65,188

4. TANGIBLE FIXED ASSETS

	Short leasehold £	Fixtures and fittings £	Heritage asset £	Computer equipment £	Totals £
COST					
At 1 August 2024	-	125,567	25,500	2,284	153,351
Additions	47,997	4,459	-	-	52,456
At 31 July 2025	47,997	130,026	25,500	2,284	205,807
DEPRECIATION					
At 1 August 2024	-	85,159	-	987	86,146
Charge for year	-	8,794	-	260	9,054
At 31 July 2025	-	93,953	-	1,247	95,200
NET BOOK VALUE					
At 31 July 2025	47,997	36,073	25,500	1,037	110,607
At 31 July 2024	-	40,408	25,500	1,297	67,205

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JULY 2025**

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Trade debtors	8,200	4,226
Other debtors	4,183	4,056
Prepayments and accrued income	900	900
	<u>13,283</u>	<u>9,182</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Bank loans and overdrafts (see note 8)	6,600	6,600
Trade creditors	1,679	2,006
Other creditors	5,800	5,600
	<u>14,079</u>	<u>14,206</u>

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

	2025	2024
	£	£
Bank loans (see note 8)	<u>8,674</u>	<u>11,813</u>

8. LOANS

An analysis of the maturity of loans is given below:

	2025	2024
	£	£
Amounts falling due within one year on demand:		
Bank loans	<u>6,600</u>	<u>6,600</u>
Amounts falling between one and two years:		
Bank loans - 1-2 years	<u>8,674</u>	<u>9,900</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>-</u>	<u>1,913</u>

9. MOVEMENT IN FUNDS

	At 1.8.24	Net movement in funds	At
	£	£	31.7.25 £
Unrestricted funds			
General fund	65,188	124,985	190,173
Restricted funds			
Lotto	-	13,100	13,100
TOTAL FUNDS	<u>65,188</u>	<u>138,085</u>	<u>203,273</u>

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JULY 2025**

9. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	385,127	(260,142)	124,985
Restricted funds			
Lotto	19,305	(6,205)	13,100
EBOR Council	5,500	(5,500)	-
United Synagogue	2,000	(2,000)	-
	26,805	(13,705)	13,100
TOTAL FUNDS	411,932	(273,847)	138,085

Comparatives for movement in funds

	At 1.8.23 £	Net movement in funds £	At 31.7.24 £
Unrestricted funds			
General fund	58,450	6,738	65,188
TOTAL FUNDS	58,450	6,738	65,188

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	291,845	(285,107)	6,738
Restricted funds			
EBOR Council	500	(500)	-
Hertfordshire Council	5,500	(5,500)	-
	6,000	(6,000)	-
TOTAL FUNDS	297,845	(291,107)	6,738

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JULY 2025**

9. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.8.23 £	Net movement in funds £	At 31.7.25 £
Unrestricted funds			
General fund	58,450	131,723	190,173
Restricted funds			
Lotto	-	13,100	13,100
TOTAL FUNDS	<u>58,450</u>	<u>144,823</u>	<u>203,273</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	676,972	(545,249)	131,723
Restricted funds			
Lotto	19,305	(6,205)	13,100
EBOR Council	6,000	(6,000)	-
Hertfordshire Council	5,500	(5,500)	-
United Synagogue	2,000	(2,000)	-
	<u>32,805</u>	<u>(19,705)</u>	<u>13,100</u>
TOTAL FUNDS	<u>709,777</u>	<u>(564,954)</u>	<u>144,823</u>

10. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 July 2025.

THE CHAI CENTER

England & Wales - Charity number 1174613

Accounts

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2024
FOR
THE CHAI CENTER
TRADING AS
THE JEWISH LIFE CENTRE**

Xeinadin Swiss Cottage Limited
Harben House
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NW3 6LH

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE
CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2024**

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**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 JULY 2024**

The trustees present their report with the financial statements of the charity for the year ended 31 July 2024. The trustees have adopted the provisions of 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 2019).

OBJECTIVES AND ACTIVITIES

The object of the CIO shall be the advancement of the orthodox Jewish faith in accordance with the principles and teachings of Chabad in particular for people living in Borehamwood and Elstree by providing them with educational programs and social activities that will build and develop a meaningful relationship to their Jewish Heritage.

The Chai Center is focused on creating opportunities for local Jewish people to engage in the various experiences Jewish life has to offer through various events and programmes. Based centrally in Borehamwood, there is a strong focus on also creating informal opportunities for people outside the Jewish community to engage and obtain an understanding and appreciation of Jewish life and culture.

ACHIEVEMENT AND PERFORMANCE

During the year 2023-24 the charity continued to run and expand all its programmes and activities to include youth activities, festival and Sabbath activities, adult education programmes, social services, Judaica services and publications. Chanukah, Purim and Passover activities have grown with programmes for children in the Jewish schools of Hertsmere. There has been significant growth of Friendship Circle, which has been extremely successful in engaging teens in volunteering with children who have special needs.

FINANCIAL REVIEW

Going concern

The financial statements have been prepared on a going concern basis, which assumes that the entity will continue to operate for the foreseeable future. The trustees have considered the entity's current financial position, cash flows and liquidity position, as well as its future plans and projections, and have concluded that it is appropriate to prepare the financial statements on a going concern basis.

FUTURE PLANS

The trustees plan to continue and increase the charity's activities and programs; especially in the areas of youth and children. There are also plans to move the Centre to a new location, which will enable the charity to grow the scale and variety of activities. The trustees hope to break ground later this year, with an expectation to have work completed by the middle of 2026.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Chai Center is a Charitable Incorporated Organisation (CIO) constituted under a Constitution incorporated 30th June 2017 and has registered charity number 1174613.

Recruitment and appointment of new trustees

The appointment of new trustees is at the discretion of the serving trustees. All decisions made on behalf of the charity are made by the trustees.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1174613

Principal address

Unit 12E Keystone Passage
Borehamwood Shopping Park
Hertfordshire
WD6 4PR

Trustees

Ms M Redbart
A Brandman
A Braun

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 JULY 2024**

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner

Xeinadin Swiss Cottage Limited
Harben House
Harben Parade
Finchley Road
LONDON
NW3 6LH

Approved by order of the board of trustees on^{23/05/2025} and signed on its behalf by:

Abraham Braun

.....
A Braun - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE CHAI CENTER**

Independent examiner's report to the trustees of The Chai Center

I report to the charity trustees on my examination of the accounts of The Chai Center (the Trust) for the year ended 31 July 2024.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

Independent examiner's statement

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

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

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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

ACowan

Anthony Cowan
The Institute of Chartered Accountants in England and Wales

Xeinadin Swiss Cottage Limited
Harben House
Harben Parade
Finchley Road
LONDON
NW3 6LH

26/05/2025

Date:

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 JULY 2024**

	Notes	Unrestricted fund £	Restricted funds £	2024 Total funds £	2023 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		291,845	6,000	297,845	244,105
Other income		-	-	-	65
Total		291,845	6,000	297,845	244,170
 EXPENDITURE ON					
Raising funds		80,297	6,000	86,297	59,951
Other		204,810	-	204,810	175,913
Total		285,107	6,000	291,107	235,864
 NET INCOME		6,738	-	6,738	8,306
 RECONCILIATION OF FUNDS					
Total funds brought forward		58,450	-	58,450	50,144
 TOTAL FUNDS CARRIED FORWARD		65,188	-	65,188	58,450

The notes form part of these financial statements

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**BALANCE SHEET
31 JULY 2024**

	Notes	Unrestricted fund £	Restricted funds £	2024 Total funds £	2023 Total funds £
FIXED ASSETS					
Tangible assets	4	67,205	-	67,205	77,146
CURRENT ASSETS					
Debtors	5	9,182	-	9,182	7,161
Cash at bank and in hand		14,820	-	14,820	5,742
		24,002	-	24,002	12,903
CREDITORS					
Amounts falling due within one year	6	(14,206)	-	(14,206)	(15,165)
NET CURRENT ASSETS		9,796	-	9,796	(2,262)
TOTAL ASSETS LESS CURRENT LIABILITIES		77,001	-	77,001	74,884
CREDITORS					
Amounts falling due after more than one year	7	(11,813)	-	(11,813)	(16,434)
NET ASSETS		65,188	-	65,188	58,450
FUNDS	9				
Unrestricted funds				65,188	58,450
TOTAL FUNDS				65,188	58,450

The financial statements were approved by the Board of Trustees and authorised for issue on 23/05/2025..... and were signed on its behalf by:

Abraham Braun

.....
A Braun - Trustee

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2024**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably. The only exception to this is where donations are received with the intent that it will pay for expenditure which will arise in a future period, in which case the income is deferred to be matched against that future expenditure.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings	- 20% on reducing balance
Heritage asset	- not provided
Computer equipment	- 20% on reducing balance

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds 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.

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

2. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 July 2024 nor for the year ended 31 July 2023.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 July 2024 nor for the year ended 31 July 2023.

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JULY 2024**

3. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	224,555	19,550	244,105
Other income	65	-	65
Total	<u>224,620</u>	<u>19,550</u>	<u>244,170</u>
EXPENDITURE ON			
Raising funds	40,401	19,550	59,951
Other	175,913	-	175,913
Total	<u>216,314</u>	<u>19,550</u>	<u>235,864</u>
NET INCOME	8,306	-	8,306
RECONCILIATION OF FUNDS			
Total funds brought forward	50,144	-	50,144
TOTAL FUNDS CARRIED FORWARD	<u>58,450</u>	<u>-</u>	<u>58,450</u>

4. TANGIBLE FIXED ASSETS

	Fixtures and fittings £	Heritage asset £	Computer equipment £	Totals £
COST				
At 1 August 2023	125,111	25,500	2,284	152,895
Additions	456	-	-	456
At 31 July 2024	<u>125,567</u>	<u>25,500</u>	<u>2,284</u>	<u>153,351</u>
DEPRECIATION				
At 1 August 2023	75,086	-	663	75,749
Charge for year	10,073	-	324	10,397
At 31 July 2024	<u>85,159</u>	<u>-</u>	<u>987</u>	<u>86,146</u>
NET BOOK VALUE				
At 31 July 2024	<u>40,408</u>	<u>25,500</u>	<u>1,297</u>	<u>67,205</u>
At 31 July 2023	<u>50,025</u>	<u>25,500</u>	<u>1,621</u>	<u>77,146</u>

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JULY 2024**

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Trade debtors	4,226	2,205
Other debtors	4,056	4,098
Prepayments and accrued income	900	858
	<u>9,182</u>	<u>7,161</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Bank loans and overdrafts (see note 8)	6,600	6,600
Trade creditors	2,006	3,865
Other creditors	5,600	4,700
	<u>14,206</u>	<u>15,165</u>

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

	2024	2023
	£	£
Bank loans (see note 8)	<u>11,813</u>	<u>16,434</u>

8. LOANS

An analysis of the maturity of loans is given below:

	2024	2023
	£	£
Amounts falling due within one year on demand:		
Bank loans	<u>6,600</u>	<u>6,600</u>
Amounts falling between one and two years:		
Bank loans - 1-2 years	<u>9,900</u>	<u>6,600</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>1,913</u>	<u>9,834</u>

9. MOVEMENT IN FUNDS

	At 1.8.23	Net movement in funds	At
	£	£	31.7.24 £
Unrestricted funds			
General fund	<u>58,450</u>	<u>6,738</u>	<u>65,188</u>
TOTAL FUNDS	<u>58,450</u>	<u>6,738</u>	<u>65,188</u>

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JULY 2024**

9. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	291,845	(285,107)	6,738
Restricted funds			
EBOR Council	500	(500)	-
Hertfordshire Council	5,500	(5,500)	-
	6,000	(6,000)	-
TOTAL FUNDS	297,845	(291,107)	6,738

Comparatives for movement in funds

	At 1.8.22 £	Net movement in funds £	At 31.7.23 £
Unrestricted funds			
General fund	50,144	8,306	58,450
TOTAL FUNDS	<u>50,144</u>	<u>8,306</u>	<u>58,450</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	224,620	(216,314)	8,306
Restricted funds			
Hertfordshire Council	4,100	(4,100)	-
Lotto	9,950	(9,950)	-
EBOR Council	5,500	(5,500)	-
	19,550	(19,550)	-
TOTAL FUNDS	<u>244,170</u>	<u>(235,864)</u>	<u>8,306</u>

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JULY 2024**

9. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.8.22 £	Net movement in funds £	At 31.7.24 £
Unrestricted funds			
General fund	50,144	15,044	65,188
TOTAL FUNDS	<u>50,144</u>	<u>15,044</u>	<u>65,188</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	516,465	(501,421)	15,044
Restricted funds			
Hertfordshire Council	4,100	(4,100)	-
Lotto	9,950	(9,950)	-
EBOR Council	6,000	(6,000)	-
Hertfordshire Council	5,500	(5,500)	-
	<u>25,550</u>	<u>(25,550)</u>	<u>-</u>
TOTAL FUNDS	<u>542,015</u>	<u>(526,971)</u>	<u>15,044</u>

10. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 July 2024.

THE CHAI CENTER

England & Wales - Charity number 1174613

Accounts

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2023
FOR
THE CHAI CENTER
TRADING AS
THE JEWISH LIFE CENTRE**

KBSP Partners LLP
Chartered Accountants
Harben House
Harben Parade
Finchley Road
LONDON
NW3 6LH

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

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FOR THE YEAR ENDED 31 JULY 2023**

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**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 JULY 2023**

The trustees present their report with the financial statements of the charity for the year ended 31 July 2023. The trustees have adopted the provisions of 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 2019).

OBJECTIVES AND ACTIVITIES

The object of the CIO shall be the advancement of the orthodox Jewish faith in accordance with the principles and teachings of Chabad in particular for people living in Borehamwood and Elstree by providing them with educational programs and social activities that will build and develop a meaningful relationship to their Jewish Heritage.

The Chai Center is focused on creating opportunities for local Jewish people to engage in the various experiences Jewish life has to offer through various events and programmes. Based centrally in Borehamwood, there is a strong focus on also creating informal opportunities for people outside the Jewish community to engage and obtain an understanding and appreciation of Jewish life and culture.

ACHIEVEMENT AND PERFORMANCE

During the year 2022-23 the charity continued to run and expand all its programmes and activities to include youth activities, festival and Sabbath activities, adult education programmes, social services, Judaica services and publications. Chanukah, Purim, Passover and Shavuot activities have grown with programmes for children in the Jewish schools of Hertsmere. Following Covid we have continued to focus on supporting those who are most vulnerable and who struggle with loneliness.

FINANCIAL REVIEW

Going concern

The financial statements have been prepared on a going concern basis, which assumes that the entity will continue to operate for the foreseeable future. The trustees have considered the entity's current financial position, cash flows and liquidity position, as well as its future plans and projections, and have concluded that it is appropriate to prepare the financial statements on a going concern basis.

FUTURE PLANS

The trustees plan to continue and increase the charity's activities and programs; especially in the areas of youth and children.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Chai Center is a Charitable Incorporated Organisation (CIO) constituted under a Constitution INCORPORATED 30th June 2017 and is registered charity number 1174613.

Recruitment and appointment of new trustees

The appointment of new trustees is at the discretion of the serving trustees. All decisions made on behalf of the charity are made by the trustees.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1174613

Principal address

Unit 12E Keystone Passage
Borehamwood Shopping Park
Hertfordshire
WD6 4PR

Trustees

Ms M Redbart
A Brandman
A Braun

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 JULY 2023**

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner

KBSP Partners LLP
Chartered Accountants
Harben House
Harben Parade
Finchley Road
LONDON
NW3 6LH

Approved by order of the board of trustees on 31/05/2024 and signed on its behalf by:

Abraham Braun

.....
A Braun - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE CHAI CENTER**

Independent examiner's report to the trustees of The Chai Center

I report to the charity trustees on my examination of the accounts of The Chai Center (the Trust) for the year ended 31 July 2023.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

Independent examiner's statement

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

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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



Anthony Cowan

KBSP Partners LLP
Chartered Accountants
Harben House
Harben Parade
Finchley Road
LONDON
NW3 6LH

Date: 24/05/2024

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 JULY 2023**

	Notes	Unrestricted fund £	Restricted funds £	2023 Total funds £	2022 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		224,555	19,550	244,105	226,270
Other income		<u>65</u>	<u>-</u>	<u>65</u>	<u>-</u>
Total		<u>224,620</u>	<u>19,550</u>	<u>244,170</u>	<u>226,270</u>
 EXPENDITURE ON					
Raising funds		40,401	19,550	59,951	82,803
Other		<u>175,913</u>	<u>-</u>	<u>175,913</u>	<u>133,317</u>
Total		<u>216,314</u>	<u>19,550</u>	<u>235,864</u>	<u>216,120</u>
 NET INCOME		8,306	-	8,306	10,150
 RECONCILIATION OF FUNDS					
Total funds brought forward		<u>50,144</u>	<u>-</u>	<u>50,144</u>	<u>39,994</u>
 TOTAL FUNDS CARRIED FORWARD		<u>58,450</u>	<u>-</u>	<u>58,450</u>	<u>50,144</u>

The notes form part of these financial statements

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**BALANCE SHEET
31 JULY 2023**

	Notes	Unrestricted fund £	Restricted funds £	2023 Total funds £	2022 Total funds £
FIXED ASSETS					
Tangible assets	4	77,146	-	77,146	81,760
CURRENT ASSETS					
Debtors	5	7,161	-	7,161	5,220
Cash at bank and in hand		<u>5,742</u>	<u>-</u>	<u>5,742</u>	<u>373</u>
		12,903	-	12,903	5,593
CREDITORS					
Amounts falling due within one year	6	<u>(15,165)</u>	<u>-</u>	<u>(15,165)</u>	<u>(14,109)</u>
NET CURRENT ASSETS		<u>(2,262)</u>	<u>-</u>	<u>(2,262)</u>	<u>(8,516)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		74,884	-	74,884	73,244
CREDITORS					
Amounts falling due after more than one year	7	<u>(16,434)</u>	<u>-</u>	<u>(16,434)</u>	<u>(23,100)</u>
NET ASSETS		<u>58,450</u>	<u>-</u>	<u>58,450</u>	<u>50,144</u>
FUNDS	9				
Unrestricted funds				<u>58,450</u>	<u>50,144</u>
TOTAL FUNDS				<u>58,450</u>	<u>50,144</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 31/05/2024..... and were signed on its behalf by:

Abraham Braun

.....
A Braun - Trustee

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2023**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably. The only exception to this is where donations are received with the intent that it will pay for expenditure which will arise in a future period, in which case the income is deferred to be matched against that future expenditure.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings	- 20% on reducing balance
Heritage asset	- not provided
Computer equipment	- 20% on reducing balance

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds 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.

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

2. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 July 2023 nor for the year ended 31 July 2022.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 July 2023 nor for the year ended 31 July 2022.

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JULY 2023**

3. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	<u>206,770</u>	<u>19,500</u>	<u>226,270</u>
EXPENDITURE ON			
Raising funds	63,303	19,500	82,803
Other	<u>133,317</u>	<u>-</u>	<u>133,317</u>
Total	<u>196,620</u>	<u>19,500</u>	<u>216,120</u>
NET INCOME	10,150	-	10,150
RECONCILIATION OF FUNDS			
Total funds brought forward	<u>39,994</u>	<u>-</u>	<u>39,994</u>
TOTAL FUNDS CARRIED FORWARD	<u>50,144</u>	<u>-</u>	<u>50,144</u>

4. TANGIBLE FIXED ASSETS

	Fixtures and fittings £	Heritage asset £	Computer equipment £	Totals £
COST				
At 1 August 2022	122,643	21,000	1,699	145,342
Additions	3,447	4,500	585	8,532
Disposals	<u>(979)</u>	<u>-</u>	<u>-</u>	<u>(979)</u>
At 31 July 2023	<u>125,111</u>	<u>25,500</u>	<u>2,284</u>	<u>152,895</u>
DEPRECIATION				
At 1 August 2022	63,242	-	340	63,582
Charge for year	11,909	-	323	12,232
Eliminated on disposal	<u>(65)</u>	<u>-</u>	<u>-</u>	<u>(65)</u>
At 31 July 2023	<u>75,086</u>	<u>-</u>	<u>663</u>	<u>75,749</u>
NET BOOK VALUE				
At 31 July 2023	<u>50,025</u>	<u>25,500</u>	<u>1,621</u>	<u>77,146</u>
At 31 July 2022	<u>59,401</u>	<u>21,000</u>	<u>1,359</u>	<u>81,760</u>

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JULY 2023**

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Trade debtors	2,205	365
Other debtors	4,098	4,038
Prepayments and accrued income	858	817
	<u>7,161</u>	<u>5,220</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Bank loans and overdrafts (see note 8)	6,600	4,950
Trade creditors	3,865	4,639
Other creditors	4,700	4,520
	<u>15,165</u>	<u>14,109</u>

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

	2023	2022
	£	£
Bank loans (see note 8)	<u>16,434</u>	<u>23,100</u>

8. LOANS

An analysis of the maturity of loans is given below:

	2023	2022
	£	£
Amounts falling due within one year on demand:		
Bank loans	<u>6,600</u>	<u>4,950</u>
Amounts falling between one and two years:		
Bank loans - 1-2 years	<u>6,600</u>	<u>6,600</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>9,834</u>	<u>16,500</u>

9. MOVEMENT IN FUNDS

	At 1.8.22	Net movement in funds	At 31.7.23
	£	£	£
Unrestricted funds			
General fund	50,144	8,306	58,450
	<u>50,144</u>	<u>8,306</u>	<u>58,450</u>
TOTAL FUNDS	<u>50,144</u>	<u>8,306</u>	<u>58,450</u>

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JULY 2023**

9. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	224,620	(216,314)	8,306
Restricted funds			
Hertfordshire Council	4,100	(4,100)	-
Lotto	9,950	(9,950)	-
Elstree and Borehamwood	5,500	(5,500)	-
	19,550	(19,550)	-
TOTAL FUNDS	244,170	(235,864)	8,306

Comparatives for movement in funds

	At 1.8.21 £	Net movement in funds £	At 31.7.22 £
Unrestricted funds			
General fund	39,994	10,150	50,144
TOTAL FUNDS	<u>39,994</u>	<u>10,150</u>	<u>50,144</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	206,770	(196,620)	10,150
Restricted funds			
Hertfordshire Council	2,000	(2,000)	-
Lotto	9,850	(9,850)	-
Elstree and Borehamwood	5,500	(5,500)	-
Hertsmere Borough Council	2,150	(2,150)	-
	<u>19,500</u>	<u>(19,500)</u>	-
TOTAL FUNDS	<u>226,270</u>	<u>(216,120)</u>	<u>10,150</u>

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JULY 2023**

9. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.8.21 £	Net movement in funds £	At 31.7.23 £
Unrestricted funds			
General fund	39,994	18,456	58,450
	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	<u>39,994</u>	<u>18,456</u>	<u>58,450</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	431,390	(412,934)	18,456
Restricted funds			
Hertfordshire Council	6,100	(6,100)	-
Lotto	19,800	(19,800)	-
Elstree and Borehamwood	11,000	(11,000)	-
Hertsmere Borough Council	<u>2,150</u>	<u>(2,150)</u>	<u>-</u>
	<u>39,050</u>	<u>(39,050)</u>	<u>-</u>
TOTAL FUNDS	<u>470,440</u>	<u>(451,984)</u>	<u>18,456</u>

10. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 July 2023.

THE CHAI CENTER

England & Wales - Charity number 1174613

Accounts

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2022
FOR
THE CHAI CENTER
TRADING AS
THE JEWISH LIFE CENTRE**

KBSP Partners LLP
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**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

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FOR THE YEAR ENDED 31 JULY 2022**

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**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 JULY 2022**

The trustees present their report with the financial statements of the charity for the year ended 31 July 2022. The trustees have adopted the provisions of 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 2019).

OBJECTIVES AND ACTIVITIES

The object of the CIO shall be the advancement of the orthodox Jewish faith in accordance with the principles and teachings of Chabad in particular for people living in Borehamwood and Elstree by providing them with educational programs and social activities that will build and develop a meaningful relationship to their Jewish Heritage.

The Chai Center is focused on creating opportunities for local Jewish people to engage in the various experiences Jewish life has to offer through various events and programmes. Based centrally in Borehamwood, there is a strong focus on also creating informal opportunities for people outside the Jewish community to engage and obtain an understanding and appreciation of Jewish life and culture.

ACHIEVEMENT AND PERFORMANCE

During the year 2021-22 the charity continued to run and expand all its programmes and activities to include youth activities, festival and Sabbath activities, adult education programmes, social services, Judaica services and publications. Chanukah, Purim, Passover and Shavuot activities have grown with programmes for children in the Jewish schools of Hertsmere. Following Covid we have continued to focus on supporting those who are most vulnerable and who struggle with loneliness.

FINANCIAL REVIEW

Going concern

The financial statements have been prepared on a going concern basis, which assumes that the entity will continue to operate for the foreseeable future. The trustees have considered the entity's current financial position, cash flows and liquidity position, as well as its future plans and projections, and have concluded that it is appropriate to prepare the financial statements on a going concern basis.

FUTURE PLANS

The trustees plan to continue and increase the charity's activities and programs; especially in the areas of youth and children.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Chai Center is a Charitable Incorporated Organisation (CIO) constituted under a Constitution INCORPORATED 30th June 2017 and is registered charity number 1174613.

Recruitment and appointment of new trustees

The appointment of new trustees is at the discretion of the serving trustees. All decisions made on behalf of the charity are made by the trustees.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1174613

Principal address

Unit 12E Keystone Passage
Borehamwood Shopping Park
Hertfordshire
WD6 4PR

Trustees

Ms M Redbart
A Brandman
A Braun

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 JULY 2022**

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner

KBSP Partners LLP
Chartered Accountants
Harben House
Harben Parade
Finchley Road
LONDON
NW3 6LH

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

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

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are required under the Charities Act 1993 to prepare financial statements for each financial year which give a true and fair view of the charity's financial activities during the year and of its financial position at the end of the year (unless a charity is entitled to prepare accounts on the alternative receipts and payments basis).

In preparing financial statements giving a true and fair view, the trustees should follow best practice and

- (a) Select suitable accounting policies and apply them consistently;
- (b) Make judgments and estimates that are reasonable and prudent;
- (c) State whether applicable accounting standards and statements of recommended practices have been followed, subject to any departures disclosed and explained in the financial statements;
- (d) Prepare the financial statements on a going concern basis unless it is appropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping accounting records which disclose with reasonable accuracy the financial position of the charity and which enable them to ascertain the financial position of the charity and which enable them to ensure that the financial statements comply with applicable law and regulations. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the board of trustees on 30/05/2023 and signed on its behalf by:

Abraham Braun

.....
A Braun - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE CHAI CENTER**

Independent examiner's report to the trustees of The Chai Center

I report to the charity trustees on my examination of the accounts of The Chai Center (the Trust) for the year ended 31 July 2022.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

Independent examiner's statement

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

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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



Anthony Cowan

KBSP Partners LLP
Chartered Accountants
Harben House
Harben Parade
Finchley Road
LONDON
NW3 6LH

Date: 30 May 2023

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 JULY 2022**

	Notes	Unrestricted fund £	Restricted funds £	2022 Total funds £	2021 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		<u>206,770</u>	<u>19,500</u>	<u>226,270</u>	<u>125,090</u>
EXPENDITURE ON					
Raising funds		63,303	19,500	82,803	45,118
Other		<u>133,317</u>	<u>-</u>	<u>133,317</u>	<u>78,850</u>
Total		<u>196,620</u>	<u>19,500</u>	<u>216,120</u>	<u>123,968</u>
NET INCOME		10,150	-	10,150	1,122
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>39,994</u>	<u>-</u>	<u>39,994</u>	<u>38,872</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>50,144</u></u>	<u><u>-</u></u>	<u><u>50,144</u></u>	<u><u>39,994</u></u>

The notes form part of these financial statements

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**BALANCE SHEET
31 JULY 2022**

	Notes	Unrestricted fund £	Restricted funds £	2022 Total funds £	2021 Total funds £
FIXED ASSETS					
Tangible assets	4	81,760	-	81,760	56,572
CURRENT ASSETS					
Debtors	5	5,220	-	5,220	14,038
Cash at bank		<u>373</u>	<u>-</u>	<u>373</u>	<u>13,991</u>
		5,593	-	5,593	28,029
CREDITORS					
Amounts falling due within one year	6	(14,109)	-	(14,109)	(17,448)
NET CURRENT ASSETS		<u>(8,516)</u>	<u>-</u>	<u>(8,516)</u>	<u>10,581</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		73,244	-	73,244	67,153
CREDITORS					
Amounts falling due after more than one year	7	(23,100)	-	(23,100)	(27,159)
NET ASSETS		<u>50,144</u>	<u>-</u>	<u>50,144</u>	<u>39,994</u>
FUNDS	9				
Unrestricted funds				<u>50,144</u>	<u>39,994</u>
TOTAL FUNDS				<u>50,144</u>	<u>39,994</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 30/06/2023..... and were signed on its behalf by:

Abraham Braun

.....
A Braun - Trustee

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2022**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably. The only exception to this is where donations are received with the intent that it will pay for expenditure which will arise in a future period, in which case the income is deferred to be matched against that future expenditure.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings	- 20% on reducing balance
Heritage asset	- not provided
Computer equipment	- 20% on reducing balance

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds 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.

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

2. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 July 2022 nor for the year ended 31 July 2021.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 July 2022 nor for the year ended 31 July 2021.

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JULY 2022**

3. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	<u>125,090</u>	<u>-</u>	<u>125,090</u>
EXPENDITURE ON			
Raising funds	45,118	-	45,118
Other	<u>78,850</u>	<u>-</u>	<u>78,850</u>
Total	<u>123,968</u>	<u>-</u>	<u>123,968</u>
NET INCOME	1,122	-	1,122
RECONCILIATION OF FUNDS			
Total funds brought forward	<u>38,872</u>	<u>-</u>	<u>38,872</u>
TOTAL FUNDS CARRIED FORWARD	<u>39,994</u>	<u>-</u>	<u>39,994</u>

4. TANGIBLE FIXED ASSETS

	Fixtures and fittings £	Heritage asset £	Computer equipment £	Totals £
COST				
At 1 August 2021	106,687	-	-	106,687
Additions	<u>15,956</u>	<u>21,000</u>	<u>1,699</u>	<u>38,655</u>
At 31 July 2022	<u>122,643</u>	<u>21,000</u>	<u>1,699</u>	<u>145,342</u>
DEPRECIATION				
At 1 August 2021	50,115	-	-	50,115
Charge for year	<u>13,127</u>	<u>-</u>	<u>340</u>	<u>13,467</u>
At 31 July 2022	<u>63,242</u>	<u>-</u>	<u>340</u>	<u>63,582</u>
NET BOOK VALUE				
At 31 July 2022	<u>59,401</u>	<u>21,000</u>	<u>1,359</u>	<u>81,760</u>
At 31 July 2021	<u>56,572</u>	<u>-</u>	<u>-</u>	<u>56,572</u>

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JULY 2022**

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Trade debtors	365	-
Other debtors	4,038	4,038
Prepayments and accrued income	817	10,000
	<u>5,220</u>	<u>14,038</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Bank loans and overdrafts (see note 8)	4,950	5,842
Trade creditors	4,639	7,086
Other creditors	4,520	4,520
	<u>14,109</u>	<u>17,448</u>

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

	2022	2021
	£	£
Bank loans (see note 8)	<u>23,100</u>	<u>27,159</u>

8. LOANS

An analysis of the maturity of loans is given below:

	2022	2021
	£	£
Amounts falling due within one year on demand:		
Bank loans	<u>4,950</u>	<u>5,842</u>
Amounts falling between one and two years:		
Bank loans - 1-2 years	<u>6,600</u>	<u>5,842</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>16,500</u>	<u>21,317</u>

9. MOVEMENT IN FUNDS

	At 1.8.21	Net movement in funds	At 31.7.22
	£	£	£
Unrestricted funds			
General fund	39,994	10,150	50,144
	<u>39,994</u>	<u>10,150</u>	<u>50,144</u>
TOTAL FUNDS	<u>39,994</u>	<u>10,150</u>	<u>50,144</u>

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JULY 2022**

9. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	206,770	(196,620)	10,150
Restricted funds			
Hertfordshire Council	2,000	(2,000)	-
Lotto	9,850	(9,850)	-
Elstree and Borehamwood	5,500	(5,500)	-
Hertsmere Borough Council	2,150	(2,150)	-
	19,500	(19,500)	-
TOTAL FUNDS	226,270	(216,120)	10,150

Comparatives for movement in funds

	At 1.8.20 £	Net movement in funds £	At 31.7.21 £
Unrestricted funds			
General fund	38,872	1,122	39,994
TOTAL FUNDS	<u>38,872</u>	<u>1,122</u>	<u>39,994</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	125,090	(123,968)	1,122
TOTAL FUNDS	<u>125,090</u>	<u>(123,968)</u>	<u>1,122</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.8.20 £	Net movement in funds £	At 31.7.22 £
Unrestricted funds			
General fund	38,872	11,272	50,144
TOTAL FUNDS	<u>38,872</u>	<u>11,272</u>	<u>50,144</u>

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JULY 2022**

9. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	331,860	(320,588)	11,272
Restricted funds			
Hertfordshire Council	2,000	(2,000)	-
Lotto	9,850	(9,850)	-
Elstree and Borehamwood	5,500	(5,500)	-
Hertsmere Borough Council	<u>2,150</u>	<u>(2,150)</u>	<u>-</u>
	<u>19,500</u>	<u>(19,500)</u>	<u>-</u>
TOTAL FUNDS	<u>351,360</u>	<u>(340,088)</u>	<u>11,272</u>

10. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 July 2022.

THE CHAI CENTER

England & Wales - Charity number 1174613

Accounts

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2021
FOR
THE CHAI CENTER
TRADING AS
THE JEWISH LIFE CENTRE**

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE
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FOR THE YEAR ENDED 31 JULY 2021**

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**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 JULY 2021**

The trustees present their report with the financial statements of the charity for the year ended 31 July 2021. The trustees have adopted the provisions of 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 2019).

OBJECTIVES AND ACTIVITIES

Objectives of the Charity

The object of the CIO shall be the advancement of the orthodox Jewish faith in accordance with the principles and teachings of Chabad in particular for people living in Borehamwood and Elstree by providing them with educational programs and social activities that will build and develop a meaningful relationship to their Jewish Heritage.

The Chai Center is focused on creating opportunities for local Jewish people to engage in the various experiences Jewish life has to offer through various events and programmes. Based centrally in Borehamwood, there is a strong focus on also creating informal opportunities for people outside the Jewish community to engage and obtain an understanding and appreciation of Jewish life and culture.

Achievements and performance

During the year 2020-21 the charity continued to run and expand all its programmes and activities to include youth activities, festival and Sabbath activities, adult education programmes, social services, Judaica services and publications. Chanukah, Purim, Passover and Shavuot activities have grown with programs for children in the Jewish schools of Borehamwood. At the onset of Covid and throughout the pandemic we have been very active in creating a host of virtual and live outdoor activities for the entire community. Our goal was that no member of the community should feel isolated or lonely. We saw significant success in these matters.

Future plans

The trustees plan to continue and increase the charity's activities and programs; especially in the areas of youth and children.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Chai Center is a Charitable Incorporated Organisation (CIO) constituted under a Constitution INCORPORATED 30th June 2017 and is registered charity number 1174613.

Recruitment and appointment of new trustees

The appointment of new trustees is at the discretion of the serving trustees. All decisions made on behalf of the charity are made by the trustees.

Responsibilities of the trustees

The trustees are required under the Charities Act 1993 to prepare financial statements for each financial year which give a true and fair view of the charity's financial activities during the year and of its financial position at the end of the year (unless a charity is entitled to prepare accounts on the alternative receipts and payments basis).

In preparing financial statements giving a true and fair view, the trustees should follow best practice and

- (a) Select suitable accounting policies and apply them consistently;
- (b) Make judgments and estimates that are reasonable and prudent;
- (c) State whether applicable accounting standards and statements of recommended practices have been followed, subject to any departures disclosed and explained in the financial statements;
- (d) Prepare the financial statements on a going concern basis unless it is appropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping accounting records which disclose with reasonable accuracy the financial position of the charity and which enable them to ascertain the financial position of the charity and which enable them to ensure that the financial statements comply with applicable law and regulations. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1174613

Principal address

Unit 12E Keystone Passage
Borehamwood Shopping Park
Hertfordshire
WD6 4PR

Trustees

Ms M Redbart
A Brandman
A Braun

Independent Examiner

KBSP Partners LLP
Chartered Accountants
Harben House
Harben Parade
Finchley Road
LONDON
NW3 6LH

Approved by order of the board of trustees on 26/05/2022 and signed on its behalf by:

Abraham Braun

.....
A Braun - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE CHAI CENTER**

Independent examiner's report to the trustees of The Chai Center

I report to the charity trustees on my examination of the accounts of The Chai Center (the Trust) for the year ended 31 July 2021.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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

A Cowan

Anthony Cowan
KBSP Partners LLP
Chartered Accountants
Harben House
Harben Parade
Finchley Road
LONDON
NW3 6LH

Date: 26/05/2022

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 JULY 2021**

		2021 Unrestricted fund £	2020 Total funds £
INCOME AND ENDOWMENTS FROM	Notes		
Donations and legacies		125,090	68,925
EXPENDITURE ON			
Raising funds		42,618	33,861
Other		81,350	60,141
Total		123,968	94,002
NET INCOME/(EXPENDITURE)		1,122	(25,077)
RECONCILIATION OF FUNDS			
Total funds brought forward		38,872	63,949
TOTAL FUNDS CARRIED FORWARD		39,994	38,872

The notes form part of these financial statements

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**BALANCE SHEET
31 JULY 2021**

		2021 Unrestricted fund £	2020 Total funds £
FIXED ASSETS	Notes		
Tangible assets	4	56,572	68,099
CURRENT ASSETS			
Debtors	5	14,038	-
Cash at bank		<u>13,991</u>	<u>47,046</u>
		28,029	47,046
CREDITORS			
Amounts falling due within one year	6	(17,448)	(43,273)
		<u>10,581</u>	<u>3,773</u>
NET CURRENT ASSETS			
		67,153	71,872
CREDITORS			
Amounts falling due after more than one year	7	(27,159)	(33,000)
		<u>39,994</u>	<u>38,872</u>
NET ASSETS			
FUNDS	9		
Unrestricted funds		<u>39,994</u>	<u>38,872</u>
TOTAL FUNDS		<u>39,994</u>	<u>38,872</u>

The financial statements were approved by the Board of Trustees and authorised for issue on~~26/05/2022~~..... and were signed on its behalf by:

Abraham Braun
.....
A Braun - Trustee

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2021**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably. The only exception to this is where donations are received with the intent that it will pay for expenditure which will arise in a future period, in which case the income is deferred to be matched against that future expenditure.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings - 20% on reducing balance

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds 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.

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

2. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 July 2021 nor for the year ended 31 July 2020.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 July 2021 nor for the year ended 31 July 2020.

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JULY 2021**

3. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £
INCOME AND ENDOWMENTS FROM	
Donations and legacies	68,925
EXPENDITURE ON	
Raising funds	33,861
Other	<u>60,141</u>
Total	94,002
NET INCOME/(EXPENDITURE)	(25,077)
RECONCILIATION OF FUNDS	
Total funds brought forward	63,949
TOTAL FUNDS CARRIED FORWARD	<u><u>38,872</u></u>

4. TANGIBLE FIXED ASSETS

	Fixtures and fittings £
COST	
At 1 August 2020	104,420
Additions	<u>2,267</u>
At 31 July 2021	<u>106,687</u>
DEPRECIATION	
At 1 August 2020	36,321
Charge for year	<u>13,794</u>
At 31 July 2021	<u>50,115</u>
NET BOOK VALUE	
At 31 July 2021	<u><u>56,572</u></u>
At 31 July 2020	<u><u>68,099</u></u>

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JULY 2021**

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Other debtors	4,038	-
Prepayments and accrued income	10,000	-
	<u>14,038</u>	<u>-</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Bank loans and overdrafts (see note 8)	5,842	-
Trade creditors	7,086	27,531
Other creditors	4,520	15,742
	<u>17,448</u>	<u>43,273</u>

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

	2021	2020
	£	£
Bank loans (see note 8)	<u>27,159</u>	<u>33,000</u>

8. LOANS

An analysis of the maturity of loans is given below:

	2021	2020
	£	£
Amounts falling due within one year on demand:		
Bank loans	<u>5,842</u>	<u>-</u>
Amounts falling between one and two years:		
Bank loans - 1-2 years	<u>5,842</u>	<u>5,500</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>21,317</u>	<u>16,500</u>
Amounts falling due in more than five years:		
Repayable by instalments:		
Bank loans more 5 yr by instal	-	11,000

9. MOVEMENT IN FUNDS

	At 1.8.20	Net movement in funds	At
	£	£	31.7.21 £
Unrestricted funds			
General fund	38,872	1,122	39,994
	<u>38,872</u>	<u>1,122</u>	<u>39,994</u>
TOTAL FUNDS	<u>38,872</u>	<u>1,122</u>	<u>39,994</u>

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JULY 2021**

9. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	125,090	(123,968)	1,122
TOTAL FUNDS	<u>125,090</u>	<u>(123,968)</u>	<u>1,122</u>

Comparatives for movement in funds

	At 1.8.19 £	Net movement in funds £	At 31.7.20 £
Unrestricted funds			
General fund	63,949	(25,077)	38,872
TOTAL FUNDS	<u>63,949</u>	<u>(25,077)</u>	<u>38,872</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	68,925	(94,002)	(25,077)
TOTAL FUNDS	<u>68,925</u>	<u>(94,002)</u>	<u>(25,077)</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.8.19 £	Net movement in funds £	At 31.7.21 £
Unrestricted funds			
General fund	63,949	(23,955)	39,994
TOTAL FUNDS	<u>63,949</u>	<u>(23,955)</u>	<u>39,994</u>

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JULY 2021**

9. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	194,015	(217,970)	(23,955)
TOTAL FUNDS	<u>194,015</u>	<u>(217,970)</u>	<u>(23,955)</u>

10. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 July 2021.

THE CHAI CENTER

England & Wales - Charity number 1174613

Accounts

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2020
FOR
THE CHAI CENTER
TRADING AS
THE JEWISH LIFE CENTRE**

KBSP Partners LLP
Chartered Accountants
Harben House
Harben Parade
Finchley Road
LONDON
NW3 6LH

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE
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FOR THE YEAR ENDED 31 JULY 2020**

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**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 JULY 2020**

The trustees present their report with the financial statements of the charity for the year ended 31 July 2020. The trustees have adopted the provisions of 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 2019).

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1174613

Principal address

Unit 12E Keystone Passage
Borehamwood Shopping Park
Hertfordshire
WD6 4PR

Trustees

M Goldstein (resigned 20.1.2020)
Ms M Redbart
A Brandman
A Braun (appointed 23.7.2020)

Independent Examiner

KBSP Partners LLP
Chartered Accountants
Harben House
Harben Parade
Finchley Road
LONDON
NW3 6LH

Approved by order of the board of trustees on 15/09/2021 and signed on its behalf by:

Abraham Braun

.....
A Braun - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE CHAI CENTER**

Independent examiner's report to the trustees of The Chai Center

I report to the charity trustees on my examination of the accounts of The Chai Center (the Trust) for the year ended 31 July 2020.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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

KBSP Partners LLP

Anthony Cowan
KBSP Partners LLP
Chartered Accountants
Harben House
Harben Parade
Finchley Road
LONDON
NW3 6LH

Date: 15/09/2021

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 JULY 2020**

		2020 Unrestricted fund £	2019 Total funds £
INCOME AND ENDOWMENTS FROM	Notes		
Donations and legacies		68,925	132,714
EXPENDITURE ON			
Raising funds		33,861	11,357
Other		60,141	58,087
Total		94,002	69,444
NET INCOME/(EXPENDITURE)		(25,077)	63,270
RECONCILIATION OF FUNDS			
Total funds brought forward		63,949	679
TOTAL FUNDS CARRIED FORWARD		38,872	63,949

The notes form part of these financial statements

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**BALANCE SHEET
31 JULY 2020**

		2020 Unrestricted fund £	2019 Total funds £
FIXED ASSETS	Notes		
Tangible assets	4	68,099	79,125
CURRENT ASSETS			
Debtors	5	-	6,766
Cash at bank		47,046	12,286
		47,046	19,052
CREDITORS			
Amounts falling due within one year	6	(43,273)	(34,228)
NET CURRENT ASSETS		3,773	(15,176)
TOTAL ASSETS LESS CURRENT LIABILITIES		71,872	63,949
CREDITORS			
Amounts falling due after more than one year	7	(33,000)	-
NET ASSETS		38,872	63,949
FUNDS	9		
Unrestricted funds		38,872	63,949
TOTAL FUNDS		38,872	63,949

The financial statements were approved by the Board of Trustees and authorised for issue on 15/09/2021..... and were signed on its behalf by:

Abraham Braun

.....
A Braun - Trustee

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2020

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JULY 2020**

3. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £
INCOME AND ENDOWMENTS FROM	
Donations and legacies	132,714
EXPENDITURE ON	
Raising funds	11,357
Other	58,087
Total	<u>69,444</u>
NET INCOME	<u>63,270</u>
RECONCILIATION OF FUNDS	
Total funds brought forward	679
TOTAL FUNDS CARRIED FORWARD	<u><u>63,949</u></u>

4. TANGIBLE FIXED ASSETS

	Fixtures and fittings £
COST	
At 1 August 2019	98,999
Additions	5,421
At 31 July 2020	<u>104,420</u>
DEPRECIATION	
At 1 August 2019	19,874
Charge for year	16,447
At 31 July 2020	<u>36,321</u>
NET BOOK VALUE	
At 31 July 2020	<u><u>68,099</u></u>
At 31 July 2019	<u><u>79,125</u></u>

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JULY 2020**

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Other debtors	-	6,766
	<u> </u>	<u> </u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Trade creditors	27,531	11,495
Other creditors	15,742	22,733
	<u> </u>	<u> </u>
	43,273	34,228
	<u> </u>	<u> </u>

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

	2020	2019
	£	£
Bank loans (see note 8)	33,000	-
	<u> </u>	<u> </u>

8. LOANS

An analysis of the maturity of loans is given below:

	2020	2019
	£	£
Amounts falling between one and two years:		
Bank loans - 1-2 years	5,500	-
	<u> </u>	<u> </u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	16,500	-
	<u> </u>	<u> </u>
Amounts falling due in more than five years:		
Repayable by instalments:		
Bank loans more 5 yr by instal	11,000	-

9. MOVEMENT IN FUNDS

	At 1.8.19	Net movement in funds	At 31.7.20
	£	£	£
Unrestricted funds			
General fund	63,949	(25,077)	38,872
	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	63,949	(25,077)	38,872
	<u> </u>	<u> </u>	<u> </u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	68,925	(94,002)	(25,077)
	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	68,925	(94,002)	(25,077)
	<u> </u>	<u> </u>	<u> </u>

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JULY 2020**

9. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.8.18 £	Net movement in funds £	At 31.7.19 £
Unrestricted funds			
General fund	679	63,270	63,949
	<u>679</u>	<u>63,270</u>	<u>63,949</u>
TOTAL FUNDS	<u>679</u>	<u>63,270</u>	<u>63,949</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	132,714	(69,444)	63,270
	<u>132,714</u>	<u>(69,444)</u>	<u>63,270</u>
TOTAL FUNDS	<u>132,714</u>	<u>(69,444)</u>	<u>63,270</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.8.18 £	Net movement in funds £	At 31.7.20 £
Unrestricted funds			
General fund	679	38,193	38,872
	<u>679</u>	<u>38,193</u>	<u>38,872</u>
TOTAL FUNDS	<u>679</u>	<u>38,193</u>	<u>38,872</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	201,639	(163,446)	38,193
	<u>201,639</u>	<u>(163,446)</u>	<u>38,193</u>
TOTAL FUNDS	<u>201,639</u>	<u>(163,446)</u>	<u>38,193</u>

**THE CHAI CENTER
TRADING AS THE JEWISH LIFE CENTRE
NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JULY 2020**

10. RELATED PARTY DISCLOSURES

During the year, there were payments of £5,000 made to related parties for services provided to the charity.