

**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
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**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 on29/05/2026..... 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
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**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
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**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
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**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
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**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.