

**REGISTERED COMPANY NUMBER: 12861216 (England and Wales)**  
**REGISTERED CHARITY NUMBER: 1195277**

**REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2022  
FOR  
CHABAD OF GREENWICH & DOCKLANDS LIMITED**

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

**CHABAD OF GREENWICH & DOCKLANDS LIMITED**

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FOR THE YEAR ENDED 30 SEPTEMBER 2022**

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## **CHABAD OF GREENWICH & DOCKLANDS LIMITED**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 30 SEPTEMBER 2022**

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The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 30 September 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**

##### **Objectives and aims**

- To advance the Orthodox Jewish faith in Greenwich and The Docklands and the surrounding areas for the benefit of the public in accordance with the principles and teachings of Chabad, in particular but not exclusively, through the holding of prayer meetings, public celebration of religious festivals and educational activities and the provision of pastoral care to the local community.
- To further or benefit the residents of Greenwich and The Docklands and the surrounding areas by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure time occupation with the objective of improving the conditions of life for the residents.
- The prevention or relief of poverty or financial hardship, particularly but not exclusively in Greenwich and The Docklands and the surrounding areas, for example by providing grants, items and/or services to individuals in need and/or charities or other organisations working to prevent or relieve poverty.

#### **ACHIEVEMENT AND PERFORMANCE**

During the year 2021-22, the charity experienced remarkable growth, achieving exponential expansion in terms of the number of people it reached and the quality of services it offered. Various aspects of the charity's operations witnessed significant development, leading to resounding success. Friday night dinners, prayer services, community engagement initiatives, activities for children and young people, and the availability of Kosher food all experienced substantial growth, fostering a thriving and vibrant community. Notably, community members demonstrated increased active participation, further enhancing the charity's impact.

In addition to these accomplishments, the charity proudly published the inaugural Jewish calendar for Greenwich and the Docklands. This unique calendar showcased the work of local artists and aspiring talents, providing them with a platform to exhibit their creativity and contribute to the community's cultural richness.

Moreover, the charity embarked on a promising journey by initiating the process to secure a dedicated space. This pivotal step will equip the organization with the capacity to expand its activities even further, facilitating the delivery of an even greater range of essential services to the community.

Throughout the year, the charity offered invaluable pastoral support to the Jewish community, as well as to other residents within the area. This support system was readily available and actively utilized, underscoring the charity's commitment to providing holistic assistance and fostering a strong sense of belonging and well-being among all those who sought its aid.

Overall, the year 2021-22 marked a period of tremendous growth and achievement for the charity. Its exponential expansion, coupled with the successful implementation of various initiatives and services, has solidified its position as an indispensable pillar of support, positively impacting the lives of individuals within the Jewish community and the broader locality.

## CHABAD OF GREENWICH & DOCKLANDS LIMITED

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 30 SEPTEMBER 2022

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#### **FUTURE PLANS**

The trustees of the charity are steadfast in their commitment to not only sustain but also expand its activities and programs in order to accomplish all the set objectives. To achieve this, the charity has devised a comprehensive plan that encompasses the following key initiatives:

**Enhancing Visibility:** The charity recognizes the importance of reaching out to individuals who may still be unaware of its presence and the services it provides. To address this, the trustees are actively exploring various avenues such as advertising campaigns and targeted outreach initiatives. By leveraging these strategies, the charity aims to increase its visibility and create greater awareness within the community.

**Broadening Events and Services:** With a focus on catering to the diverse needs of those working at, living in, and visiting Canary Wharf, the charity aims to expand its repertoire of events and services. By identifying and addressing the specific requirements of these groups, the charity seeks to foster a stronger sense of community and enhance the overall well-being of individuals in the area.

**Improving Services for Women and Young People:** Recognizing the unique challenges faced by women and young people, the charity is determined to prioritize and amplify its services tailored to their needs. By dedicating resources and attention to these demographics, the charity aims to provide a safe and inclusive environment that empowers them to thrive and succeed.

**Engaging Community Members:** The charity firmly believes in the power of community involvement and recognizes that achieving its objectives requires the collective efforts of its members. To harness this potential, the charity actively encourages and supports community members in spearheading and participating in various projects. By fostering a sense of ownership and empowerment, the charity aims to mobilize a broader base of individuals who are invested in its success.

Through these strategic initiatives, the trustees aim to elevate the charity's impact and effectiveness, ensuring that it continues to address the evolving needs of the community while expanding its reach and influence. By actively involving stakeholders and pursuing growth opportunities, the charity endeavours to make a lasting and positive difference in the lives of those it serves.

#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

##### **Governing document**

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Chabad of Greenwich and Docklands governing document is the Memorandum and Articles of Association, last updated 8th July 2021, by resolution passed at the Annual General Meeting. Chabad of Greenwich and Docklands is a company limited by guarantee and a registered charity (in England).

##### **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 Company number**

12861216 (England and Wales)

##### **Registered Charity number**

1195277

##### **Registered office**

62 The Grove  
Edgware  
Middlesex  
HA8 9QB

##### **Trustees**

Rabbi D Dubov  
J A Gilmour  
Y D Jacobs  
C Joseph

**CHABAD OF GREENWICH & DOCKLANDS LIMITED**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

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**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 .....<sup>28/06/2023</sup> and signed on its behalf by:



.....  
J A Gilmour - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
CHABAD OF GREENWICH & DOCKLANDS LIMITED**

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**Independent examiner's report to the trustees of Chabad of Greenwich and Docklands Limited**

I report to the charity trustees on my examination of the accounts of Chabad of Greenwich and Docklands Limited (the Trust) for the period ended 30 September 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.

ACowan

Anthony Cowan

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

Date: 29/06/2023 .....

**CHABAD OF GREENWICH & DOCKLANDS LIMITED**

**STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

				<b>year ended 30.9.22 Total funds £</b>	period 7.9.20 to 30.9.21 Total funds £
	Notes	Unrestricted fund £	Restricted funds £		
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies		<b>98,073</b>	-	<b>98,073</b>	30,271
Other trading activities	2	<u>2,666</u>	-	<u>2,666</u>	<u>1,673</u>
<b>Total</b>		<b><u>100,739</u></b>	-	<b><u>100,739</u></b>	<u>31,944</u>
<b>EXPENDITURE ON</b>					
<b>Charitable activities</b>					
Costs of carrying out the charity's aims		<b>27,981</b>	<b>4,814</b>	<b>32,795</b>	13,749
Other		<u>35,294</u>	-	<u>35,294</u>	<u>9,625</u>
<b>Total</b>		<b><u>63,275</u></b>	<b><u>4,814</u></b>	<b><u>68,089</u></b>	<u>23,374</u>
<b>NET INCOME/(EXPENDITURE)</b>		<b>37,464</b>	<b>(4,814)</b>	<b>32,650</b>	8,570
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		<u>3,756</u>	<u>4,814</u>	<u>8,570</u>	-
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b><u>41,220</u></b>	-	<b><u>41,220</u></b>	<u>8,570</u>

The notes form part of these financial statements

**CHABAD OF GREENWICH & DOCKLANDS LIMITED**

**BALANCE SHEET  
30 SEPTEMBER 2022**

	Notes	Unrestricted fund £	Restricted funds £	<b>2022 Total funds £</b>	2021 Total funds £
<b>CURRENT ASSETS</b>					
Cash at bank		<b>43,145</b>	-	<b>43,145</b>	12,030
<b>CREDITORS</b>					
Amounts falling due within one year	6	<b>(1,925)</b>	-	<b>(1,925)</b>	(3,460)
<b>NET CURRENT ASSETS</b>		<b>41,220</b>	-	<b>41,220</b>	8,570
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>41,220</b>	-	<b>41,220</b>	8,570
<b>NET ASSETS</b>		<b>41,220</b>	-	<b>41,220</b>	8,570
<b>FUNDS</b>	7				
Unrestricted funds				<b>41,220</b>	3,756
Restricted funds				-	4,814
<b>TOTAL FUNDS</b>				<b>41,220</b>	8,570

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2022.


The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2022 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on .....28/06/2023..... and were signed on its behalf by:

  
.....  
J A Gilmour - Trustee

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

**1. ACCOUNTING POLICIES****Basis of preparing the financial statements**

The financial statements of the charitable company, 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 Companies Act 2006. 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.

**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.

**Taxation**

The charity is exempt from corporation 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.

**Hire purchase and leasing commitments**

Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight line basis over the period of the lease.

**2. OTHER TRADING ACTIVITIES**

	year ended <b>30.9.22</b> £	period 7.9.20 to 30.9.21 £
Other income	<u><b>2,666</b></u>	<u>1,673</u>

**3. NET INCOME/(EXPENDITURE)**

Net income/(expenditure) is stated after charging/(crediting):

	year ended <b>30.9.22</b> £	period 7.9.20 to 30.9.21 £
Other operating leases	<u><b>13,004</b></u>	<u>655</u>

**CHABAD OF GREENWICH & DOCKLANDS LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

**4. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 30 September 2022 nor for the period ended 30 September 2021.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 30 September 2022 nor for the period ended 30 September 2021.

**5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted fund £	Restricted funds £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	16,067	14,204	30,271
Other trading activities	<u>1,673</u>	<u>-</u>	<u>1,673</u>
<b>Total</b>	<u>17,740</u>	<u>14,204</u>	<u>31,944</u>
 <b>EXPENDITURE ON</b>			
<b>Charitable activities</b>			
Costs of carrying out the charity's aims	4,359	9,390	13,749
Other	<u>9,625</u>	<u>-</u>	<u>9,625</u>
<b>Total</b>	<u>13,984</u>	<u>9,390</u>	<u>23,374</u>
 <b>NET INCOME</b>	 3,756	 4,814	 8,570
	<u>          </u>	<u>          </u>	<u>          </u>
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u><u>3,756</u></u>	<u><u>4,814</u></u>	<u><u>8,570</u></u>

**6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>2022</b>	2021
	<b>£</b>	£
Other creditors	<b>281</b>	1,460
Accrued expenses	<u><b>1,644</b></u>	<u>2,000</u>
	<u><u><b>1,925</b></u></u>	<u><u>3,460</u></u>