

**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 2023  
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 2023**

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**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 30 SEPTEMBER 2023**

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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 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**

**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**

Throughout 2022-23, our charity has remained steadfast in its commitment to fulfilling its mission, achieving remarkable success across a spectrum of initiatives. Central to our approach has been a profound emphasis on fostering personal connections and establishing a robust feedback mechanism. By prioritizing these relationships, we ensure that our actions remain finely attuned to the evolving needs of both the community and its individual members.

As we collectively navigate beyond the challenges of the pandemic, the landscape has shifted, prompting us to adapt and innovate our services, events and programmes in response. This past year stands as a testament to our agility and dedication, yielding significant accomplishments that resonate deeply with those we serve.

Among our proudest achievements:

- Rental and transformation of a dedicated space into a vibrant community center, serving as a hub for connection and engagement.
- Expansion and enhancement of kosher food offerings, enriching the culinary experience for residents and visitors alike.
- Introduction of culturally diverse Friday night dinners, prepared by community members and reflecting the rich tapestry of their origins.
- Establishment of a dynamic Sunday school curriculum, providing children with invaluable insights into their Jewish heritage and fostering fluency in the Hebrew language.
- Strengthening of pastoral support services, ensuring the well-being of the wider community during times of challenge and transition.
- Empowering women through a range of tailored events and educational courses, promoting personal growth and community cohesion.
- Provision of weekly prayer services, fostering spiritual connection and collective reflection.
- Engagement with local schools through immersive visits, fostering understanding and dialogue within the broader educational landscape.
- Showcasing of artistic talent within the community through an enriching art exhibition, celebrating creativity and cultural expression.

Each of these endeavors represents a tangible manifestation of our unwavering commitment to serving our community with excellence and compassion. As we look ahead, we remain steadfast in our dedication to fostering thriving, inclusive, and resilient communities for generations to come.

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 30 SEPTEMBER 2023**

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**FINANCIAL REVIEW**

**Reserves policy**

The reserves are set out in the Balance Sheet on page 6 and accompanying notes. The Trustees regularly review the level of cash reserves maintained. The present level of funds is sufficient to support the activities of the charity which depends on the levels of donations being maintained. The unrestricted reserves are held at current levels to maintain positive cash flow and to meet any contingencies requiring immediate expenditure. These are shown in note 10.

**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 are fully committed to not only sustaining but also elevating their impact as we move forward. With a clear vision and steadfast determination, we are poised to embark on an exciting journey of expansion and innovation, guided by the collective desire to fulfill our mission and objectives comprehensively.

Here's a glimpse into our ambitious future plans:

- **Enhanced Visibility:** We recognize the importance of reaching those who may not yet be familiar with our vital work. To this end, we will launch a number of initiatives aimed at raising awareness about the services and support we provide.
- **Expanded Infrastructure:** Our goal is to create spaces that foster connection, collaboration, and community engagement. We are working to secure a larger, more versatile space that can accommodate a wider array of communal activities and gatherings.
- **Kosher Food:** Building on the success of our kosher offerings, we are committed to making this more accessible than ever. In addition to expanding our menu, we will introduce convenient delivery services to workplaces and homes, ensuring that everyone can access Kosher food, when needed.
- **Youth Empowerment:** Our dedication to nurturing the next generation remains unwavering. Recognizing the unique needs and aspirations of young Jewish adults, we will expand our roster of events and programs tailored specifically to their interests, fostering a sense of belonging and empowerment.
- **Greenwich Uniform Swap:** In our ongoing commitment to promoting sustainability and community solidarity, we are proud to announce the launch of the Greenwich Uniform Swap initiative. This innovative program will facilitate the exchange of school uniforms within the borough of Greenwich, reducing waste and alleviating financial burdens for families while fostering a sense of camaraderie and support within the community.

With these bold initiatives and more on the horizon, we stand poised to realize our vision of vibrant, inclusive, and thriving communities where every individual is valued and empowered to flourish. Together, we will continue to journey forward, guided by our shared commitment to making a meaningful difference in the lives of those we serve.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Responsibilities of the trustees**

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.

REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 30 SEPTEMBER 2023

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**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

**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>28/06/2024</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 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.

ACowan

Anthony Cowan

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

Date: .....<sup>28/06/2024</sup>.....

CHABAD OF GREENWICH & DOCKLANDS LIMITED

STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 30 SEPTEMBER 2023

	Notes	Unrestricted fund £	Restricted funds £	2023 Total funds £	2022 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies		<b>113,347</b>	<b>9,900</b>	<b>123,247</b>	98,073
Other trading activities	2	<b>3,206</b>	-	<b>3,206</b>	2,666
<b>Total</b>		<b>116,553</b>	<b>9,900</b>	<b>126,453</b>	100,739
<b>EXPENDITURE ON</b>					
<b>Charitable activities</b>					
Costs of carrying out the charity's aims		<b>57,411</b>	<b>3,472</b>	<b>60,883</b>	32,795
Other		<b>86,726</b>	-	<b>86,726</b>	35,294
<b>Total</b>		<b>144,137</b>	<b>3,472</b>	<b>147,609</b>	68,089
<b>NET INCOME/(EXPENDITURE)</b>		<b>(27,584)</b>	<b>6,428</b>	<b>(21,156)</b>	32,650
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		<b>41,220</b>	-	<b>41,220</b>	8,570
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>13,636</b>	<b>6,428</b>	<b>20,064</b>	41,220

The notes form part of these financial statements

**CHABAD OF GREENWICH & DOCKLANDS LIMITED (REGISTERED NUMBER: 12861216)**

**BALANCE SHEET  
30 SEPTEMBER 2023**

	Notes	Unrestricted fund £	Restricted funds £	<b>2023 Total funds £</b>	2022 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	7	<b>1,225</b>	-	<b>1,225</b>	-
<b>CURRENT ASSETS</b>					
Debtors	8	<b>2,824</b>	-	<b>2,824</b>	-
Cash at bank		<b>12,598</b>	<b>6,428</b>	<b>19,026</b>	43,145
		<b>15,422</b>	<b>6,428</b>	<b>21,850</b>	43,145
<b>CREDITORS</b>					
Amounts falling due within one year	9	<b>(3,011)</b>	-	<b>(3,011)</b>	(1,925)
<b>NET CURRENT ASSETS</b>		<b>12,411</b>	<b>6,428</b>	<b>18,839</b>	41,220
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>13,636</b>	<b>6,428</b>	<b>20,064</b>	41,220
<b>NET ASSETS</b>		<b>13,636</b>	<b>6,428</b>	<b>20,064</b>	41,220
<b>FUNDS</b>	10				
Unrestricted funds				<b>13,636</b>	41,220
Restricted funds				<b>6,428</b>	-
<b>TOTAL FUNDS</b>				<b>20,064</b>	41,220

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2023.


The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2023 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) 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 .....29/09/2024..... and were signed on its behalf by:

  
.....  
J A Gilmour - Trustee

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2023**

**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.

**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                      -    25% on reducing balance

**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**

	<b>2023</b>	2022
	<b>£</b>	£
Other income	<b><u>3,206</u></b>	<u>2,666</u>

**CHABAD OF GREENWICH & DOCKLANDS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2023**

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

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

	<b>2023</b>	2022
	<b>£</b>	£
Depreciation - owned assets	<b>141</b>	-
Other operating leases	<b>35,723</b>	13,004
	<u><u>35,864</u></u>	<u><u>13,004</u></u>

**4. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 30 September 2023 nor for the year ended 30 September 2022.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 30 September 2023 nor for the year ended 30 September 2022.

**5. STAFF COSTS**

The average monthly number of employees during the year was as follows:

	<b>2023</b>	2022
	<b>4</b>	2
Management	<u><u>4</u></u>	<u><u>2</u></u>

No employees received emoluments in excess of £60,000.

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

	Unrestricted fund £	Restricted funds £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	98,073	-	98,073
Other trading activities	2,666	-	2,666
<b>Total</b>	<u><u>100,739</u></u>	<u><u>-</u></u>	<u><u>100,739</u></u>
<b>EXPENDITURE ON</b>			
<b>Charitable activities</b>			
Costs of carrying out the charity's aims	27,981	4,814	32,795
Other	35,294	-	35,294
<b>Total</b>	<u><u>63,275</u></u>	<u><u>4,814</u></u>	<u><u>68,089</u></u>
<b>NET INCOME/(EXPENDITURE)</b>	37,464	(4,814)	32,650
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward	3,756	4,814	8,570
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u><u>41,220</u></u>	<u><u>-</u></u>	<u><u>41,220</u></u>

**CHABAD OF GREENWICH & DOCKLANDS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2023**

**7. TANGIBLE FIXED ASSETS**

	Fixtures and fittings £
<b>COST</b>	
Additions	<b>1,366</b>
<b>DEPRECIATION</b>	
Charge for year	<b>141</b>
<b>NET BOOK VALUE</b>	
At 30 September 2023	<b>1,225</b>
At 30 September 2022	<b>-</b>

**8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>2023</b>	2022
	£	£
Prepayments and accrued income	<b>2,824</b>	<b>-</b>

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

	<b>2023</b>	2022
	£	£
Other creditors	<b>1,451</b>	281
Accrued expenses	<b>1,560</b>	1,644
	<b>3,011</b>	1,925

**10. MOVEMENT IN FUNDS**

	At 1.10.22 £	Net movement in funds £	At 30.9.23 £
<b>Unrestricted funds</b>			
General fund	<b>41,220</b>	<b>(27,584)</b>	<b>13,636</b>
<b>Restricted funds</b>			
The National Lottery	<b>-</b>	<b>6,428</b>	<b>6,428</b>
<b>TOTAL FUNDS</b>	<b>41,220</b>	<b>(21,156)</b>	<b>20,064</b>

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

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	<b>116,553</b>	<b>(144,137)</b>	<b>(27,584)</b>
<b>Restricted funds</b>			
The National Lottery	<b>9,900</b>	<b>(3,472)</b>	<b>6,428</b>
<b>TOTAL FUNDS</b>	<b>126,453</b>	<b>(147,609)</b>	<b>(21,156)</b>

CHABAD OF GREENWICH & DOCKLANDS LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2023

10. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.10.21 £	Net movement in funds £	At 30.9.22 £
<b>Unrestricted funds</b>			
General fund	3,756	37,464	41,220
<b>Restricted funds</b>			
Events	4,247	(4,247)	-
Cleaning and infection control	514	(514)	-
Professional development	53	(53)	-
	<u>4,814</u>	<u>(4,814)</u>	<u>-</u>
<b>TOTAL FUNDS</b>	<u>8,570</u>	<u>32,650</u>	<u>41,220</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	100,739	(63,275)	37,464
<b>Restricted funds</b>			
Events	-	(4,247)	(4,247)
Cleaning and infection control	-	(514)	(514)
Professional development	-	(53)	(53)
	<u>-</u>	<u>(4,814)</u>	<u>(4,814)</u>
<b>TOTAL FUNDS</b>	<u>100,739</u>	<u>(68,089)</u>	<u>32,650</u>

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

	At 1.10.21 £	Net movement in funds £	At 30.9.23 £
<b>Unrestricted funds</b>			
General fund	3,756	9,880	13,636
<b>Restricted funds</b>			
Events	4,247	(4,247)	-
Cleaning and infection control	514	(514)	-
Professional development	53	(53)	-
The National Lottery	-	6,428	6,428
	<u>4,814</u>	<u>1,614</u>	<u>6,428</u>
<b>TOTAL FUNDS</b>	<u>8,570</u>	<u>11,494</u>	<u>20,064</u>

**CHABAD OF GREENWICH & DOCKLANDS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2023**

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**10. 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 £
<b>Unrestricted funds</b>			
General fund	217,292	(207,412)	9,880
<b>Restricted funds</b>			
Events	-	(4,247)	(4,247)
Cleaning and infection control	-	(514)	(514)
Professional development	-	(53)	(53)
The National Lottery	9,900	(3,472)	6,428
	<u>9,900</u>	<u>(8,286)</u>	<u>1,614</u>
<b>TOTAL FUNDS</b>	<u>227,192</u>	<u>(215,698)</u>	<u>11,494</u>

**11. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 30 September 2023.