

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2024
FOR
CHABAD OF GREENWICH & DOCKLANDS LIMITED**

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

CHABAD OF GREENWICH & DOCKLANDS LIMITED

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FOR THE YEAR ENDED 30 SEPTEMBER 2024**

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**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 SEPTEMBER 2024**

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 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

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 2023-2024, our charity has experienced incredible growth, expanding our reach through a diverse range of events, classes, and initiatives. We have engaged a wider audience with Classes for adults and children, women's events, children's programs, and community-wide gatherings, strengthening our impact across all areas.

At the heart of our mission remains a strong emphasis on personal connections and an active feedback system, ensuring that our efforts are finely attuned to the evolving needs of the community. This year has been a testament to the long-term sustainability and potential of our work—demonstrating that this initiative is not only thriving but has the capacity for exponential growth in the years to come.

Among our proudest achievements:

- Establishing our center as a vibrant hub for Jewish engagement and community life while also serving as a space for initiatives that benefit the wider community.
- Creating the Menorahs in local business initiative, giving businesses the opportunity to hire a large Menorah to display during Chanuka.
- Expanding and enhancing our dynamic Sunday school curriculum, equipping children with a deep understanding of their Jewish heritage and fostering fluency in Hebrew.
- Strengthening pastoral support services to ensure the well-being of the broader community, providing guidance and care during times of challenge and transition.
- Empowering women through a diverse range of events and educational programs designed to promote personal growth, leadership, and community connection.
- Providing care packages for new mothers, individuals facing illness, and vulnerable members of the community, offering support and comfort when it is needed most.
- Creating a community-driven calendar featuring cherished heritage recipes contributed by members, celebrating cultural traditions and shared experiences.
- Offering weekly prayer services to nurture spiritual connection, reflection, and a sense of belonging.
- Engaging with local schools through immersive visits, fostering understanding, meaningful dialogue, and stronger connections within the broader educational landscape.

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 2024**

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.
- **Menorah Initiative:** Building on the success and fantastic feedback of renting Menorahs to local businesses, we will expand the initiative, set up a website and encourage more businesses to display this great symbol of Jewish pride and resilience.
- **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.
- **Stronger Social and Support Networks:** We aim to create more opportunities for members to connect, build meaningful relationships, and establish strong support systems. By fostering social ties and networking opportunities within our community, we will empower individuals to support one another, collaborate, and create a lasting network around them.

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 2024**

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 Duboy
J A Gilmour
Y D Jacobs
C Joseph

Independent Examiner

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

Approved by order of the board of trustees on 30 June 2025 and signed on its behalf by:

J A Gilmour - Trustee

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

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 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

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

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

30 June 2025

CHABAD OF GREENWICH & DOCKLANDS LIMITED

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 SEPTEMBER 2024**

	Notes	Unrestricted fund £	Restricted funds £	2024 Total funds £	2023 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		142,670	-	142,670	123,247
Other trading activities	2	7,634	-	7,634	3,206
Total		150,304	-	150,304	126,453
EXPENDITURE ON					
Charitable activities					
Costs of carrying out the charity's aims		40,309	6,428	46,737	60,883
Other		89,827	-	89,827	86,726
Total		130,136	6,428	136,564	147,609
NET INCOME/(EXPENDITURE)		20,168	(6,428)	13,740	(21,156)
RECONCILIATION OF FUNDS					
Total funds brought forward		13,636	6,428	20,064	41,220
TOTAL FUNDS CARRIED FORWARD		33,804	-	33,804	20,064

The notes form part of these financial statements

BALANCE SHEET
30 SEPTEMBER 2024

	Notes	Unrestricted fund £	Restricted funds £	2024 Total funds £	2023 Total funds £
FIXED ASSETS					
Tangible assets	7	6,228	-	6,228	1,225
CURRENT ASSETS					
Debtors	8	7,126	-	7,126	2,824
Cash at bank		22,054	-	22,054	19,026
		29,180	-	29,180	21,850
CREDITORS					
Amounts falling due within one year	9	(1,604)	-	(1,604)	(3,011)
NET CURRENT ASSETS		27,576	-	27,576	18,839
TOTAL ASSETS LESS CURRENT LIABILITIES		33,804	-	33,804	20,064
NET ASSETS		33,804	-	33,804	20,064
FUNDS	10				
Unrestricted funds				33,804	13,636
Restricted funds				-	6,428
TOTAL FUNDS				33,804	20,064

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2024.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2024 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 30 June 2025 and were signed on its behalf by:

J A Gilmour - Trustee

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2024**

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.

Menorahs	- Straight line over 6 years
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

	2024	2023
	£	£
Other income	<u>7,634</u>	<u>3,206</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2024

3. NET INCOME/(EXPENDITURE)

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

	2024	2023
	£	£
Depreciation - owned assets	1,110	141
Other operating leases	36,936	35,723

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 September 2024 nor for the year ended 30 September 2023.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30 September 2024 nor for the year ended 30 September 2023.

5. STAFF COSTS

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

	2024	2023
	4	4
Management	4	4

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

6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	113,347	9,900	123,247
Other trading activities	3,206	-	3,206
Total	116,553	9,900	126,453
EXPENDITURE ON			
Charitable activities			
Costs of carrying out the charity's aims	57,411	3,472	60,883
Other	86,726	-	86,726
Total	144,137	3,472	147,609
NET INCOME/(EXPENDITURE)	(27,584)	6,428	(21,156)
RECONCILIATION OF FUNDS			
Total funds brought forward	41,220	-	41,220
TOTAL FUNDS CARRIED FORWARD	13,636	6,428	20,064

CHABAD OF GREENWICH & DOCKLANDS LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2024

7. TANGIBLE FIXED ASSETS

	Menorahs £	Fixtures and fittings £	Totals £
COST			
At 1 October 2023	-	1,366	1,366
Additions	6,113	-	6,113
At 30 September 2024	6,113	1,366	7,479
DEPRECIATION			
At 1 October 2023	-	141	141
Charge for year	804	306	1,110
At 30 September 2024	804	447	1,251
NET BOOK VALUE			
At 30 September 2024	5,309	919	6,228
At 30 September 2023	-	1,225	1,225

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024 £	2023 £
Other debtors	7,126	-
Prepayments and accrued income	-	2,824
	7,126	2,824

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024 £	2023 £
Social security and other taxes	44	-
Other creditors	-	1,451
Accrued expenses	1,560	1,560
	1,604	3,011

10. MOVEMENT IN FUNDS

	At 1.10.23 £	Net movement in funds £	At 30.9.24 £
Unrestricted funds			
General fund	13,636	20,168	33,804
Restricted funds			
The National Lottery	6,428	(6,428)	-
TOTAL FUNDS	20,064	13,740	33,804

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2024

10. 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	150,304	(130,136)	20,168
Restricted funds			
The National Lottery	-	(6,428)	(6,428)
TOTAL FUNDS	150,304	(136,564)	13,740

Comparatives for movement in funds

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

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

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

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

	At 1.10.22 £	Net movement in funds £	At 30.9.24 £
Unrestricted funds			
General fund	41,220	(7,416)	33,804
TOTAL FUNDS	41,220	(7,416)	33,804

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2024

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 £
Unrestricted funds			
General fund	266,857	(274,273)	(7,416)
Restricted funds			
The National Lottery	9,900	(9,900)	-
TOTAL FUNDS	<u>276,757</u>	<u>(284,173)</u>	<u>(7,416)</u>

11. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 September 2024.