Charity number: 1195631

CHABAD FRANCOPHONE MAIDA VALE

UNAUDITED

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

CHABAD FRANCOPHONE MAIDA VALE

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CHABAD FRANCOPHONE MAIDA VALE

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 DECEMBER 2025

Trustees	Chabad Lubavitch UK Trustees Limited Roman Sosnovskyi Reuven Garbarchik Aaron Tiefenbrun
Charity registered number	1195631
Principal office	1B Lauderdale Road London W9 1LT
Accountants	Wolffe Accountancy Services Ltd 34 Braydon Road London N16 6QB

TRUSTEES' REPORT
FOR THE YEAR ENDED 31 DECEMBER 2025

The Trustees present their annual report together with the financial statements of the Chabad Francophone Maida Vale for the 1 January 2025 to 31 December 2025.

Objectives and activities

● Policies and objectives

This charity was set as a Charitable Incorporated Organistion - Foundation on 25 August 2021 to advance the orthodox Jewish religion by providing facilities for prayer, religious study and communal activities at its premises in Maida Vale, Westminster, London, and to fosters the pastoral care its members.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

Achievements and performance

● Main achievements of the Charity

In the year £204,983 (2024: £153,657) was raised from charity campaigns and general fundraising activities and £Nil (2024: £34,829) was received in Gift Aid. These funds were used by the charity to pay rent, to enhance the premises in Maida Vale and to provide its ongoing facilities for prayer, religious study and communal activities. Additionally, a grant of £20,000 was received from the National Lottery Community Fund to privide activities for youth and cover travel expenses. £10,278 of this remains to be spent at the year-end. £2,973 was also received from the Community Security Trust in order to provide necessary security to the building.

Financial review

● Reserves policy

The trustees do not seek to maintain reserves, other than to ensure that they can continue the activities of the charity. Reserves at the year end were £105,377 (2024: £83,032).

Structure, governance and management

● Constitution

Chabad Francophone Maida Vale is a registered charity, number 1195631, and is constituted under a Trust deed.

● Methods of appointment or election of Trustees

The management of the Charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Trust deed.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2025

Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' report 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 & Wales requires the Trustees to prepare financial statements for each financial which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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 adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and 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.

Approved by order of the members of the board of Trustees on 24 September 2026 and signed on their behalf by:

Chabad Lubavitch UK Trustees Limited
Trustee

INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31 DECEMBER 2025

Independent examiner's report to the Trustees of Chabad Francophone Maida Vale ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 December 2025.

Responsibilities and basis of report

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

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the Charity has prepared the accounts in accordance with 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) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no 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 Charity as required by section 130 of the 2011 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.

Signed: Dated: 24 September 2026

D Wolffe FCCA

34 Braydon Road
London
N16 6QB

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025

	Note	Unrestricted funds 2025 £	Restricted funds 2025 £	Total funds 2025 £	*Total funds 2024 £*
Income from:					
Donations and legacies	3	**204,983**	**22,972**	**227,955**	*208,961*
Total income		**204,983**	**22,972**	**227,955**	*208,961*
Expenditure on:					
Charitable activities	4	**181,265**	**9,722**	**190,987**	*211,863*
Other expenditure	5	**11,651**	**2,973**	**14,624**	*34,642*
Total expenditure		**192,916**	**12,695**	**205,611**	*246,505*
Net movement in funds		**12,067**	**10,277**	**22,344**	*(37,544)*
Reconciliation of funds:					
Total funds brought forward		**83,032**	**-**	**83,032**	*120,576*
Net movement in funds		**12,067**	**10,277**	**22,344**	*(37,544)*
Total funds carried forward		**95,099**	**10,277**	**105,376**	*83,032*

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 7 to 13 form part of these financial statements.

BALANCE SHEET
AS AT 31 DECEMBER 2025

	Note		2025 £		*2024* *£*
Fixed assets					
Tangible assets	7		**27,808**		*28,282*
			27,808		*28,282*
Current assets					
Debtors	8	**51,900**		*43,500*	
Cash at bank and in hand		**26,469**		*12,150*	
		78,369		*55,650*	
Current liabilities					
Creditors: amounts falling due within one year	9	**(800)**		*(900)*	
Net current assets			**77,569**		*54,750*
Total assets less current liabilities			**105,377**		*83,032*
Net assets excluding pension asset			**105,377**		*83,032*
Total net assets			**105,377**		*83,032*
Charity funds					
Restricted funds			**10,278**		-
Unrestricted funds			**95,099**		*83,032*
Total funds			**105,377**		*83,032*

The financial statements were approved and authorised for issue by the Trustees on 24 September 2026 and signed on their behalf by:

Chabad Lubavitch UK Trustees Limited
Trustee

The notes on pages 7 to 13 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

1. General information

This charity was established to advance the to orthodox Jewish religion by providing facilities for prayer, religious study and communal activities at its premises in Maida Vale, Westminster, London, and to fosters the pastoral care its members.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements 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), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Chabad Francophone Maida Vale meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

2.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset’s use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

2. Accounting policies (continued)

2.4 Tangible fixed assets and depreciation

Tangible fixed assets costing £NIL or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Fixtures and fittings	-	10%

2.5 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.6 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.7 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

2.8 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.9 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

3. Income from donations and legacies

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total funds 2025 £
Donations	204,983	20,000	**224,983**
Grants	-	2,972	**2,972**
	204,983	22,972	**227,955**

	Unrestricted funds 2024 £	*Restricted funds 2024 £*	*Total funds 2024 £*
Donations	*153,657*	*-*	*153,657*
Gift Aid	*37,829*	*-*	*37,829*
Grants	*-*	*17,475*	*17,475*
	191,486	*17,475*	*208,961*

4. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £
Rent payable	60,000	-	**60,000**
Insurance	5,272	-	**5,272**
General expenses	4,867	-	**4,867**
Telephone	1,352	-	**1,352**
Donations paid	9,112	-	**9,112**
Repairs and maintenance	18,627	-	**18,627**
Food and catering	56,481	-	**56,481**
Light and heat	8,498	-	**8,498**
Youth activities	-	2,880	**2,880**
Rates	612	-	**612**
Events and holiday programmes	16,444	3,000	**19,444**
Tavel	-	3,842	**3,842**
	181,265	9,722	**190,987**

	Unrestricted funds 2024 £	*Total 2024 £*
Rent payable	*60,000*	*60,000*
Insurance	*1,503*	*1,503*
General expenses	*43,025*	*43,025*
Telephone	*1,426*	*1,426*
Donations paid	*3,095*	*3,095*
Repairs and maintenance	*102,814*	*102,814*
	211,863	*211,863*

5. Other expenditure

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total funds 2025 £
Professional fees	6,546	-	**6,546**
Printing	351	-	**351**
Accountancy fee	300	-	**300**
Independent examiners fee	300	-	**300**
Depreciation of furniture	3,474	-	**3,474**
Security	680	2,973	**3,653**
	11,651	2,973	**14,624**

	Unrestricted funds 2024 £	*Restricted funds 2024 £*	*Total funds 2024 £*
Professional fees	*5,330*	-	*5,330*
Accountancy fee	*450*	-	*450*
Independent examiners fee	*400*	-	*400*
Depreciation of furniture	*3,174*	-	*3,174*
Security	*7,813*	*17,475*	*25,288*
	17,167	*17,475*	*34,642*

6. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits *(2024 - £NIL)*.

During the year ended 31 December 2025, no Trustee expenses have been incurred *(2024 - £NIL)*.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

7. Tangible fixed assets

	Fixtures and fittings £
Cost or valuation	
At 1 January 2025	**31,742**
Additions	**3,000**
At 31 December 2025	**34,742**
Depreciation	
At 1 January 2025	**3,460**
Charge for the year	**3,474**
At 31 December 2025	**6,934**
Net book value	
At 31 December 2025	**27,808**
At 31 December 2024	*28,283*

8. Debtors

	2025 £	*2024 £*
Due within one year		
Other debtors	**36,900**	*28,500*
Prepayments and accrued income	**15,000**	*15,000*
	51,900	*43,500*

9. Creditors: Amounts falling due within one year

	2025 £	*2024* *£*
Accruals and deferred income	**800**	*900*

10. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total funds 2025 £
Tangible fixed assets	27,808	-	**27,808**
Current assets	68,091	10,278	**78,369**
Creditors due within one year	(800)	-	**(800)**
Total	95,099	10,278	**105,377**

11. Related party transactions

The Chabad Francophone Maida Vale has not entered into any related party transaction during the year, nor are there any outstanding balances owing between related parties and the Chabad Francophone Maida Vale at 31 December 2025.