Chabad of Finchley Trustees
Annual Report and Accounts
2025

Trustees:

Mr Alistair Green

Mr Eli Itzinger

Rabbi Boruch Altein

Mr Levi Issac Weinman

The Trustees named above have served throughout the year unless indicated otherwise.

Appointment of Trustees is governed by the Constitution of the charity. The Board of Trustees is authorised to appoint new Trustees to fill vacancies arising from the resignation or death of an existing Trustee.

The Constitution authorises the Trustees to make or hold investments in the general funds of the charity.

Description of Organisation:

Chabad of Finchley was launched in November 2013 and was registered independently with the Charity Commission as a CIO on 10 January 2022 under registration number 1197411. The constitution was last updated and modified in January 2022.

Organisational chart

1. Trustees - Hold the charity to its stated goals and ensure its compliance with all necessary laws and regulations
    a. Mr Alistair Green
    b. Mr Eli Itzinger
    c. Rabbi Boruch Altein
    d. Mr Levi Issac Weinman
        i. Co-directors and managers - have been selected by the trustees to lead the charity in implementing its goals
            1. Rabbi Mechel Gancz - Co-Director
            2. Mrs Roizy Gancz - Co-director
                a. Third-party service providers - contracted on an individual basis to perform various services on behalf of the charity
                b. Volunteers and community members - who partake and offer their services on behalf of the charity

Constitution, objectives, policies and public benefit:

The Charity is governed by a constitution and its objectives are:

(a) The advancement of the Jewish religion for the benefit of the public, including through communal prayers, lectures, and celebration of festivals.

(b) Provision of education to adults and children in the heritage, culture and language of Judaism.

(c) Provision of welfare and social support for Jewish people, especially those who are socially excluded.

We have an open door policy for all our activities welcoming both members and people with no affiliation. Further details of our activities for the benefit of the public particularly in community cohesion, can be found later in this report.

The policy of the Charity continues to be to seek additional finance and support to enable it to continue and expand its objectives and activities.

The Charity's main sources of income are from members' donations and grants received from charitable trusts.

Fundraising

The charity's fundraising is primarily carried out by Rabbi Mechel Gancz through direct approaches to individuals and charitable trusts. Fundraising during the year supported the delivery of the charity's programmes. No complaints were received about the nature of fundraising carried out on behalf of the charity.

Grants were received from the following organisations:

The Community Security Trust
Barnet Council – Young Barnet Foundation

The Trustees are grateful to all the benefactors whose generous contributions remain an important element in the ability of the charity to continue its work.

Changes in policy

The Charity's policies have remained the same throughout the year.

Organisational structure and Management of the Charity

The Management of the Charity is vested in the trustees, comprised of four members elected for a period of nine years. The trustees have experience in a wide variety of fields and possess a broad range of knowledge and expertise that is of great help in the management of our affairs.

The Trustees and the Rabbi meet regularly to discuss any relevant matters. The day-to-day management of the charity is delegated to staff.

Charity Governance Code

The third edition of the code for charities was published in July 2017. The code lays out seven key areas of governance together with recommended practice for each principle. The Trustees have considered each principle to satisfy themselves that the Charity's current governance structure explained below satisfactorily addresses each of these principles and, where appropriate, what enhancements might be made.

Risk Management and Child Protection Policies

The trustees have examined the major strategic, business and operational risks that the charity faces and confirm that systems have been established to enable regular reviews to be carried out so that the necessary steps can be taken to lessen these risks.

Insurance cover is in place and the finances of the charity are kept under review. Appropriate Disclosure and Barring Service (DBS) checks, supported by regularly reviewed policies, are made for all those who work with children or other vulnerable groups. All

volunteers who work with children or vulnerable adults undergo training and hold certificates confirming that they have received the level of training appropriate to their work.

The charity has appointed a suitably trained member of staff to act as the Designated Safeguarding lead for both children and vulnerable adults. All new employees and volunteers are given an induction into the charity's policies and procedures and existing employees and volunteers all undertake an annual review of all policies that are applicable to them. Copies of all our policies are available on request.

Statement of Trustees' Responsibilities

The Trustees are required under the Charities Act 1993 and the constitution of the charity to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of its results for the period. In preparing those financial statements the Trustees are required to:

(a) Select suitable accounting policies and apply them consistently.

(b) Make judgments and estimates that are reasonable and prudent.

(c) Prepare the financial statements on a going concern basis unless it is inappropriate to assume that the charity will continue in business.

(d) Prepare the financial statements in accordance with all applicable financial reporting standards, statements of standard accounting practice and charity statements of recommended practice.

Finances

Our accounts are prepared on an income and a receipts and payments basis in line with the Charity Commission guidelines for small charities (income below £250,000).

As our main work is with an unaffiliated population, we do not rely on a membership for income (although we do have a membership programme in place and have a few monthly donors through that program), but on voluntary contributions and grants.
Income is also received from event fees and camp tuition.
Due to the increase in demand over time, we have increased our spending on personnel and venue costs to enable a greater impact.

Area of Operation

Chabad of Finchley focuses on the Jewish populations of all areas in Finchley including Finchley Central, West Finchley, North Finchley and East Finchley. We open our activities to all-comers regardless of whether they are formally affiliated with the community.

Review of Activities

This year was a year of growth and development in the scope of activities we offer.
It was also a year of focusing on bettering our in-office procedures and systems to ensure the smooth running of the organisation.

We have continued to work in accordance with the stated aims of the charity, which are promoting Jewish worship, education, community welfare and social support. Our activities can broadly be divided into two categories. Those that service the religious and spiritual needs of our members and those of a cultural and social nature which on the whole are non-denominational and open to all-comers. Our community welfare and social support activities are non-denominational and are kept separate from the religious side of our activities.

The trustees have reviewed the objectives and activities of the charity to ensure they continue to reflect our aims. In carrying out this review the trustees have considered the Charity Commission's general guidance on public benefit and in particular its supplementary public guidance on the advancement of religion for the public benefit.

Income

Grants

We received monthly funding from the Community Security Trust (CST) towards the cost of security provision at religious services and camps.

We received £2,614 from the Young Barnet Foundation to enhance our Sunday morning and after-school clubs for children.

We received £3600 funding from the HAF program to provide activities and meals at our winter camp.

Donations and regular giving

Our monthly giving programme (Chai club) continued to provide a regular source of support, with approximately 10 participants contributing, typically by standing order.

Fundraising campaigns

In April, we held a Pesach appeal.

In September, we ran our annual "Rise Up" crowdfunding campaign, which raised £33,624 from 211 donors to support our educational, religious and community care programmes.

Fees and other income

A further £57,489 was generated through event fees, hall hire, Sunday club fees, school holiday camps and other religious services provided during the year.

Expenditure

Expenditure on activities and operations totalled £62,052 . This included items purchased for sale or distribution, advertising and marketing, administration, programme supplies and food, IT services and equipment, and necessary travel.

A further £17,299 was spent on premises, travel and venue costs, including our community base, office space and venues hired for programmes.

These resources supported the delivery of the charity's activities and enabled us to engage new donors and reach more people across the community.

Activities and achievements during 2025

Throughout 2025, Chabad of Finchley provided religious services, educational programmes, community celebrations and pastoral support for local Jewish individuals and families. Our activities offered welcoming opportunities to explore Jewish heritage, strengthen community connections and support those in need of additional care.

January

The year began during Chanukah, with a public menorah lighting on East Finchley High Street. Featuring a large LEGO menorah, music and refreshments, the celebration brought the festival's message of light and hope into the wider community.

Our winter camp combined Chanukah celebrations with creative and recreational activities, providing an engaging school holiday programme for 50 local children, supported by 10 staff and volunteers.

February

We were honoured to welcome a rabbi serving the international Jewish Deaf community for a Friday night dinner bringing together members of the local Jewish Deaf community and our wider congregation.

Children enjoyed the CKids Tu B'Shvat Treehouse Adventure, exploring the festival through interactive activities. During half-term, our "Creafternoons" offered further opportunities for creativity through art and baking.

Our women's programme included a focaccia-making evening, combining practical learning with friendship and social connection.

March

A well-attended lecture by Rabbi Pinchas Taylor, entitled "The Secret Meaning of Dreams", provided an engaging opportunity for adult learning.

Purim celebrations began with an evening Megillah reading and cocktails. As Purim fell on a Friday, our daytime celebration continued into a communal Friday night dinner, bringing together the joy of Purim and the warmth of Shabbat.

The month concluded with a hands-on matzah bakery, helping children learn about Passover through a practical and enjoyable experience.

April

Ahead of Passover, we delivered Shmurah Matzah packages to hundreds of local homes. We also distributed small matzah gifts for children at local Jewish schools, encouraging families to connect with the festival.

Our community Seder welcomed more than 60 people for an evening of traditional food, discussion and shared celebration.

May

Our Lag Ba'Omer celebration brought families together for a lively community gathering featuring a bouncy castle, crafts and opportunities to celebrate and connect.

June

Adults and families gathered for a dairy tea buffet in honour of Shavuot, alongside the reading of the Ten Commandments.

Mendel Gancz's Bar Mitzvah provided a meaningful occasion for Jewish learning and community connection, bringing together many people who had been involved with Chabad of Finchley over the preceding 12 years.

Registration for our summer camp opened, with all available places booked within 24 hours, demonstrating strong demand for the programme.

July and August

The summer period centred on preparing for and delivering Camp Gan Israel, serving 250 children over the course of the summer.

Extensive preparation covered activity planning, health and safety, staffing and supplies. The programme provided a safe, enjoyable environment in which children could build friendships and engage with their Jewish heritage.

September

We welcomed the Jewish New Year with a communal Rosh Hashanah dinner, bringing participants together in a spirit of friendship and shared blessings.

Services were held on both days, followed by buffet Kiddush refreshments. Children's programmes offered activities, games and stories exploring the themes of the festival.

To make the mitzvah of hearing the shofar accessible to more people, we held shofar gatherings in three parks across Finchley and offered additional opportunities in local streets. We also visited a nursing home and private homes so that people unable to attend services could participate.

October

Yom Kippur services drew strong attendance throughout the day, with a guest chazzan leading the prayers. A communal meal following the fast offered an opportunity to gather and connect.

During Sukkot, we welcomed more than 80 people into our sukkah for meals and festival celebrations. Visits to local schools at pick-up time gave families the opportunity to fulfil the mitzvah of shaking the lulav and etrog.

Our well-attended Sukkot celebration at Windsor Open Space featured live music with Shir, a performance by Captain Calamity, bouncy castles and food stalls. Participants could visit the sukkah and shake the lulav and etrog, bringing Jewish traditions into an accessible outdoor setting.

Shemini Atzeret and Simchat Torah were celebrated with two days of joyful gatherings, including communal dinner and lunch, with many children taking part.

November

Preparations began for our Chanukah activities. Children took part in an olive press workshop, making their own olive oil and learning about its connection to the Chanukah story.

December

Public menorah displays were installed at Tesco, at Gravel Hill and on East Finchley High Road. A table at Tesco also offered free menorah kits and information, helping local residents celebrate Chanukah at home.

Our public menorah lighting at Victoria Park took place one day after the attack on the Jewish community at Bondi Beach. Many people attended to show solidarity and support for the local Chabad community.

The event featured an ice menorah carved on site, allowing attendees to watch the artist at work. The event also attracted press coverage. Doughnuts and latkes added to the festive atmosphere, while the gathering offered a meaningful opportunity for solidarity and community connection.

Ongoing activities throughout the year

Religious services and Shabbat hospitality

We hosted community members for Shabbat meals throughout the year and provided a weekly sit-down Kiddush following Shabbat morning services. These gatherings created regular opportunities for worship, friendship and connection.

Personal outreach and community relationships

Individual outreach remained a central part of our work. Informal meetings, including conversations over coffee, helped us build relationships, offer support and stay connected with people beyond organised events.

Bar and Bat Mitzvahs

We continued to offer our premises and support for personalised Jewish lifecycle celebrations. During the year, we supported one Bat Mitzvah and four Bar Mitzvahs.

Adult education

Rabbi Gancz delivered weekly Torah and Kabbalah classes, providing ongoing opportunities for adults to deepen their knowledge and explore the relevance of Jewish teachings to everyday life.

Children’s education

Our JUDA Sunday Club was rebranded as “Cheder” and continued to offer weekly Jewish education through creative, hands-on activities. The programme helped children develop their knowledge of Jewish heritage in an engaging and welcoming environment.

Care and support

Hospital visits

Rabbi Gancz regularly visited patients at Finchley Memorial Hospital, offering companionship and pastoral support.

Food packages

Fresh Shabbat challah and homemade chicken soup were delivered throughout the year to people who would benefit from additional care and personal contact.

Home visits

Regular home visits enabled Rabbi Gancz to provide pastoral care, maintain connections and support individuals who might otherwise find it difficult to participate in community life.

Staff development and training

Rabbi Mechel Gancz and Mrs Roizy Gancz participated in their respective annual international Chabad conferences in New York. These provided opportunities for professional development, networking and sharing ideas to strengthen our local provision.

We joined Grow Gelt, a membership programmeme offering regular fundraising training and coaching from experienced professionals, to support the charity’s financial sustainability.

Staff also undertook online training in safeguarding, food hygiene and first aid to support the safe and responsible delivery of our programmes.

Together, these activities provided regular opportunities for Jewish learning, worship, celebration and personal support. From children attending camp and Cheder to individuals receiving hospital visits and food packages, our work continued to strengthen relationships across the community.

Conclusion

We are grateful to our donors, volunteers, staff and community partners, whose support made this work possible.

In 2026, Chabad of Finchley will mark its thirteenth anniversary, our “Bar Mitzvah year” with a special celebration planned for December.

REGISTERED CHARITY NUMBER: 1197411

CHABAD OF FINCHLEY

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

Classification - Internal

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF CHABAD OF FINCHLEY

FOR THE YEAR ENDED 31 DECEMBER 2025

I report to the charity trustees on my examination of the accounts of Chabad of Finchley (the charity) for the year ended 31 December 2025.

Responsibilities and basis of report

As the charity trustees, 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 charity's accounts carried out under section 145 of the Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all of the evidence that would be required in an audit, and consequently we do not express an audit opinion on the accounts.

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:

- Accounting records were not kept in respect of the charity as required by section 130 of the Charities Act 2011; or
- The accounts do not accord with those records.

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.



Peter Taylor FCA
Taylor Associates
1st Floor, Gallery Court
28 Arcadia Avenue
Finchley, London
N3 2FG

28 October 2026

CHARITY COMMISSION FOR ENGLAND AND WALES

CHABAD OF FINCHLEY	

Receipts and payments accounts

CC16a

For the period from	01/01/2025	To	31/12/2025

Section A Receipts and payments

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
A1 Receipts					
Donations	42,855	-	-	42,855	40,948
Fundraising	21,220	-	-	21,220	39,121
Grant	2,500	16,088	-	18,588	40,112
Educational and welfare	49,912	-	-	49,912	32,754
Hire of hall	-	-	-	-	300
Other receipts	7,577	-	-	7,577	350
***Sub total** (Gross income for AR)*	124,064	16,088	-	140,152	153,585
A2 Asset and investment sales, (see table).					
Loan received	3,987	-	-	3,987	-
Loan repayments received	1,244	-	-	1,244	-
Sub total	5,231	-	-	5,231	-
Total receipts	129,295	16,088	-	145,383	153,585
A3 Payments					
Charitable Supplies	32,014	5,565	-	37,579	39,474
Rent	5,140	-	-	5,140	10,500
Staff and volunter costs	4,811	721	-	5,532	4,612
Wages and salaries	19,709	364	-	20,073	-
Social security costs	24	-	-	24	-
Training - Course	3,023	-	-	3,023	1,211
Religious items	4,855	-	-	4,855	14,404
Charitable activities	16,517	7,957	-	24,473	16,159
Event costs	2,989	10,423	-	13,412	14,807
Cleaning	915	-	-	915	1,398
Utility	4,253	-	-	4,253	-
Bank Charge	1,374	-	-	1,374	1,033
Travel	10,896	-	-	10,896	8,351
Motor running expenses	2,064	-	-	2,064	-
Telephone	1,159	-	-	1,159	503
Printing, postage and stationery	1,633	-	-	1,633	2,331
Advertising	389	-	-	389	216
IT costs	4,004	-	-	4,004	3,314
Repairs and maintenance	227	-	-	227	17,988
Insurance	1,036	-	-	1,036	901
Grants and donations given	4,086	-	-	4,086	512
Legal and professional fees	618	-	-	618	2,699
Accountancy fees	-	-	-	-	1,800
Sub total	121,738	25,030	-	146,768	142,213
A4 Asset and investment purchases, (see table)					
Purchase of fixed assets	1,700	-	-	1,700	4,760
Loans made	196	-	-	196	4,088
Sub total	1,896	-	-	1,896	8,848
Total payments	123,634	25,030	-	148,664	151,061
Net of receipts/(payments)	5,662	- 8,942	-	- 3,280	2,524
A5 Transfers between funds	2,946	- 2,946	-	-	-
A6 Cash funds last year end	- 8,608	12,494	-	3,886	1,362
Cash funds this year end	- 0	606	-	606	3,886

Section B Statement of assets and liabilities at the end of the period

B1 Cash funds

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
	Bank current account	-	606	-
	Petty cash	-	-	-
		-	-	-
	Total cash funds	-	606	-
	(agree balances with receipts and payments account(s))	OK	OK	OK

B2 Other monetary assets

Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
Other debts due to the charity	750	-	-
tax reclaim due	196	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

B3 Investment assets

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
		-	-
		-	-
		-	-
		-	-
		-	-

B4 Assets retained for the charity's own use

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
Furniture, fixtures and fittings	5,847	-	-
Motor vehicles	1700	-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

B5 Liabilities

Details	Fund to which liability relates	Amount due (optional)	When due (optional)
Loan liabilities	2400	-	
Amounts due to staff for salaries	1587	-	
		-	
		-	
		-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval

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Signature 1

Signed by Mechel Gancz using authentication code czIqTyhvY0RLL256 at IP address 90.210.16.155, on 2026/10/29 13:02:59 Z.

Mechel Gancz's e-mail address is: rabbi@chabadfinchley.com.

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	Total cash funds	-	606	-
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B2 Other monetary assets

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	-	-	-
	-	-	-
	-	-	-

B3 Investment assets

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		-	-
		-	-
		-	-
		-	-

B4 Assets retained for the charity's own use

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		-	-
		-	-
		-	-
		-	-
		-	-

B5 Liabilities

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		-	
		-	

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http://www.virtualcabinetportal.com/WhatIsUTC

Signature 1

Signed by Mechel Gancz using authentication code czIqTyhvY0RLL256 at IP address 90.210.16.155, on 2026/10/29 13:02:59 Z.

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