Trustees' Annual Report for the period

	Period start date				Period end date		
From	01	01	2025	**To**	31	12	2025

Section A Reference and administration details

Charity name	Congregation of Jacob Synagogue
Other names charity is known by	
Registered charity number (if any)	**1208500**
Charity's principal address	351-353 Commercial Road
	London
Postcode	E1 2PS

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Gerald Brandes	Chair		
2	Rev David Brandes	Treasurer		
3	David Russell	Secretary		
4				
5				
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11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	CIO - FOUNDATION (REGISTERED 3 JUNE 2024)
How the charity is constituted (eg. trust, association, company)	CHARITABLE INCORPORATED ORGANISATION ('FOUNDATION')
Trustee selection methods (eg. appointed by, elected by)	Nomination Committee

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

All new trustees will receive copies of the constitution as well as any relevant guidance from the Charity Commission. In addition, new trustees will receive copies of all Congregation of Jacob Synagogue policies and procedures for their perusal and are encouraged to review them at least annually in line with Congregation of Jacob Synagogue policy.

Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

THE ADVANCEMENT OF THE ORTHODOX JEWISH FAITH FOR THE PUBLIC BENEFIT BY MAINTAINING AND MANAGING A SYNAGOGUE IN THE LONDON BOROUGH OF TOWER HAMLETS AS A PLACE OF WORSHIP, PUBLIC PRAYER AND RELIGIOUS STUDY, AND BY PROVIDING FOR THE RELIGIOUS NEEDS, SPIRITUAL EDUCATION, PASTORAL NEEDS AND WELFARE OF MEMBERS OF THE COMMUNITY.

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

Trustees have had regard to the public benefit guides PB1, PB2 and PB3 when making any decisions to which they are relevant. New trustees must read these documents, which must be taken into consideration when planning the charity's activities for the year ahead.

The following statement summarises the way in which the Congregation of Jacob Synagogue has contributed to the public benefit:

The synagogue provides a place of worship, which is particularly important for those that need a safe space to practice their Orthodox Jewish faith. It is also important for people that are saying kaddish (memorial prayers) to commemorate the death of family, as well as for those that are celebrating milestones such as Bar Mitzvah and Marriage. In addition to the benefit of providing a place of worship, the synagogue also plays a pastoral and supportive role to help members of the community at times of need, such as illness or death. The members make a concerted effort to care and provide for those in need, which is not only restricted to other members but with the wider community who have a connection to the synagogue.

Attendance is open to everyone, even those not of the Orthodox Jewish faith. We have regular attendees who are not Jewish, but who enjoy the communal atmosphere of the services. We open every Saturday morning for Sabbath services, as well as for all the major festivals throughout the year (such as Rosh Hashanah, Yom Kippur, Pesach etc.)

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Section D Achievements and performance

Summary of the main achievements of the charity during the year

In 2025 the Congregation of Jacob Synagogue continued to serve its community as a place of worship. It also completed a major programme of restoration works to its historic building.

Throughout the year we held regular Shabbat services on Saturday mornings and services for all the major festivals. We provided a sukkah for Sukkot and supplies for Pesach. For the High Holy Days we engaged the renowned chazan David Rome. We publicised our services and events in the Jewish News and the Jewish Chronicle, welcoming new attendees from across London, as well as visitors from overseas.

During 2025 we continued our programme of restoration works, including the complete restoration of the prayer benches. The works were made possible by the first tranche of an incredibly generous bequest received in August 2025 from the estate of former member, Martin Alpert. The trustees are deeply grateful for this gift, which has helped secure the fabric of this historic building for future generations. We also upgraded the security arrangements at the synagogue, installing a new CCTV and retaining external security for services, to protect both the building and those attending services.

The synagogue's historical significance as the UK's first Mizrachi synagogue, and last folk art synagogue, established in 1903, continues to be widely recognised. Attendees regularly praise the congregation for its warm and welcoming atmosphere, which strikes a delicate balance between being inclusive and traditional. It attracts visitors of all faiths.

We continued to provide burial society membership for our members through the Adath Yisroel Burial Society, Western Charitable Foundation and the Federation of Synagogues, giving members and their families important support at times of bereavement.

These achievements reflect the Congregation's dedication to serving its community, preserving its rich heritage, and fostering an inclusive environment for worship.

Section E Financial review

Brief statement of the charity's policy on reserves	The Congregation of Jacob Synagogue maintains reserves equal to at least 12 months of ordinary running costs. At 31 December 2025 the charity held reserves of £41,353, which meets this policy.
Details of any funds materially in deficit	None

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Income this year totalled £91,194, principally from the first tranche of a bequest of £80,000 received in August 2025 from the estate of a former member, Martin Alpert, with the balance from member subscriptions and donations.

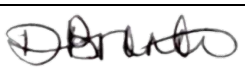
Expenditure this year was principally for running costs of the synagogue (such as utilities, insurance) as well as capital costs on an ongoing programme of restoration to preserve the synagogue for posterity and additional security costs required in light of the violent targeting of other synagogues (such as Heaton Park). Total payments for the year were £90,439, leaving a surplus of £755 and a bank balance of £41,353 at 31 December 2025.

Section F Other optional information

Section G Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Rev. David Brandes	David Russell
Position (eg Secretary, Chair, etc)	Trustee	Trustee
Date	27/10/2026	

CHARITY COMMISSION FOR ENGLAND AND WALES

Congregation of Jacob Synagogue	1208500

Receipts and payments accounts

CC16a

For the period from	Period start date 01/01/2025	To	Period end date 31/12/2025

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Subscriptions	3,083	5,321		8,404	6,348
Donations	81,786			81,786	3,641
Refunds	487			487	781
Other income	517			517	
				-	
				-	
				-	
				-	
				-	
				-	
				-	
				-	
				-	
				-	
				-	
				-	
				-	
				-	
				-	
				-	
				-	
Sub total(Gross income for AR)	85,873	5,321		91,194	10,770
A2 Asset and investment sales, (see table).					
	-	-	-	-	
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	85,873	5,321	-	91,194	10,770
A3 Payments					
Burial Society Fees		5,321		5,321	2,384
Utilities	2,631			2,631	609
Restoration	69,600			69,600	55,395
Marketing	660			660	180
Equipment	694			694	1,353
Legal	467			467	1,350
Services	4,775			4,775	2,288
Security	4,040			4,040	
Insurance	2,252			2,252	
				-	
				-	
				-	
Sub total	85,119	5,321	-	90,439	63,558
A4 Asset and investment purchases. (see table)					
	-	-	-	-	
	-	-	-	-	
Sub total	-	-	-	-	-
Total payments	85,119	5,321	-	90,439	63,558
Net of receipts/(payments)	755	-	-	755	- 52,788
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	40,598	-	-	40,598	£93,386
Cash funds this year end	41,353	-	-	41,353	40,598

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

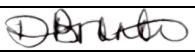
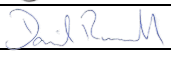
Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Bank account	41,353	-	-
		-	-	-
		-	-	-
	Total cash funds	41,353	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK

Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
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 liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			
		-	
		-	
		-	

Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval
		Rev. David Brandes	27/10/2026
		David Russell	27/10/2026

Independent examiner's report to the trustees of Congregation of Jacob Synagogue

Registered charity number 1208500

I report to the charity trustees on my examination of the accounts of Congregation of Jacob Synagogue (the CIO) for the year ended 31 December 2025.

Responsibilities and basis of report

As the charity trustees of the CIO, 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 CIO'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.

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 CIO as required by section 130 of the Act; or
2. 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.

Signed 

Name SHREEHARI DAHAL

Relevant professional qualification(s) or body (if any) ASSOCIATION OF CHARTERED CERTIFIED ACCOUNTAN

Address FLAT 4, SIDNEY HOUSE, LONDON, E2 9QB

Date 28/10/2026