

Company number: 2583801
Charity number: 1010166

Union Chapel Project
Report and Financial Statements
31 March 2021

Contents	Pages
1. Company Details and Advisors	2
2. Principle Aims, Objectives and Activities	3
3. Achievements, Performance and Plans for the Future	4-20
4. Financial Review	21-22
5. Structure, Governance and Management	23-24
6. Fundraising Approach	25
7. Statement of Trustees Responsibilities	26
8. Independent auditors' report to Members of Union Chapel Project	27-28
9. Statement of Financial Activities (incorporating an income and expenditure account)	29
Balance Sheet	30
Consolidated Statement of cash flow	31
Notes to the financial statements	32-44

1. Company Details and Advisors

The trustees who are also the directors of the charitable company, present their report together with the audited financial statements for the year ended 31 March 2020.

Directors & Trustees The directors of the charitable company are its trustees for the purpose of charity law:

Kathryn Dixon
Jean Appleyard
Thomas Linton-Smith
Gordon Montgomery
Vaughan Jones
Phillip Walker

Registered office & operational address Union Chapel
19b Compton Terrace
London.
N1 2UN

Company Number 2583801

Charity Number 1010166

Bankers Barclays Bank Plc
Highbury Corner Branch
2 Highbury Corner
London
N5 1RE

Solicitors Bates, Wells & Braithwaite London LLP
2-6 Cannon Street
London
EC1 6YH

Auditors Goldwins
Chartered Accountants
75 Maygrove Road
London
NW6 2EG

2. Principal aims, objectives and activities

Union Chapel Project (UCP) is an independent charity founded in 1991, with objectives and purposes which are charitable according to English law and are not inconsistent with the Christian faith of the Union Chapel church.¹

The main aims adopted to achieve the charitable objectives are:

Conservation & Repairs: To conserve and repair the Union Chapel's Grade 1 and Grade 2* listed buildings.

Community Engagement: To open Union Chapel to as many people as possible, from all walks of life.

Underpinning this, the organisation has four key aims:

Aim 1 - *To curate and support a year round programme of popular and innovative cultural performances and activities to enrich London's diverse communities.*

Aim 2 - *To strengthen relationships within and between these communities through participative and transformative projects for social change.*

Aim 3 - *To repair and conserve the Grade I and Grade 2* listed buildings to the highest standard for future generations to use and enjoy.*

Aim 4. *To achieve financial independence and sustainability through using our space to its greatest potential.*

Activity to achieve these aims and objectives in 2020-21 included:

- **The Margins Project (UCM)** (our charitable subsidiary) which works to provide a range of services that relieve need and hardship and provide opportunities and empowerment for people facing homelessness, risk of homelessness or crisis
- **Community Emergency Response Hub** – the setting up and operations of a donation hub, delivery and distribution of donations and support packs, and community outreach with partners
- **Our In Union and Re-Union arts, cultural and community programmes**– increased community creative programmes and activities, using digital and physical resources
- **Trading activity of Union Chapel Directions Ltd (UCD) including live-streamed and filmed performances** - providing a platform for ticketed events to high profile and upcoming artists and campaigners during lockdown
- **Space hire to community organisations** – supporting community organisations working with hard hit communities through subsidised space hire
- **The Organ Project** – continuing to make our organ accessible through a range of online workshops and events
- **Union Chapel church** - Supporting the church, a separate legal entity, who host a range of activities in addition to its family church services

The organisation relies on grants and donations and income generation from its trading subsidiary Union Chapel Directions Ltd (UCD), to fund its charitable activities and cover its operating costs.

Public Benefit

In shaping the objectives and planning activities for the year, the Trustees have considered the Charity Commission's guidance on public benefit, including the guidance on public benefit and fee charging.

In accordance with Section 17 of the Charities Act 2011, the trustees consider how planned activities will contribute to the aims and objectives that have been set. These objectives are carried out by means of a long term plan for the restoration of the Union Chapel so that the building can continue to be enjoyed by its many different users and visitors.

The trustees ensure that all activities are in accordance with the equal opportunities policy of UCP and give careful consideration to the accessibility of the chapel to those on low incomes by offering free and low cost activities.

3. Achievements, performance and plans for the future

The trustees review the aims, objectives and activities of the charity each year. This report looks at what the charity has achieved and the outcomes of its work within the last twelve months. The trustees report the success of each key activity and the benefits the charity has brought, to those groups of people that it is set up to help. The report also helps the trustees ensure the charity's aims, objectives and activities remain focused on its stated purposes.

In March 2020, the world was thrown into turmoil as the coronavirus pandemic hit. Union Chapel closed its doors as a venue on 18 March 2020. All events were cancelled for the full financial year 2020-21, and Union Chapel faced a financial crisis, and subsequently experienced a hugely difficult year as an organisation.

We have had to cut our costs to manage a substantial deficit, massively restructuring, and sadly saying goodbye to valuable and long-standing staff. It has proven a devastating year in many respects.

Despite this, Union Chapel pivoted its focus towards providing a community emergency response for those hardest hit in the community. The advent of the pandemic has also made our role, aims, and our direction more important, urgent and timely than it was previously.

The activity and achievements of 2020-21 was not only hugely important, but also very impressive given the circumstances, outperforming any anticipated plans.

This work further positioned Union Chapel as a leading ethical centre for all, a pioneering arts venue supporting the local community and championing social justice issues and at the forefront of the livestream revolution, further driving Union Chapel as a family towards our new strategy and direction.

Union Chapel Project

Report and financial statements for the year ended 31 March 2021

Innovative Events

Activity to support Aim 1 - To curate and support a year round programme of popular and innovative cultural performances and activities to enrich London's diverse communities.

Summary of achievements 2020-21

UCD Live Streamed Events and Performances

Despite having to close as a venue to live audiences for the majority of 2020-21, in June 2020 we were proud to be one of the first venues in the world (and the first in the UK) to host a ticketed livestreamed performance, with two geolocked shows by acclaimed singer Laura Marling.

This gained a substantial amount of press attention and positioned us at the forefront of digital livestreamed and recorded events in 2020 (see below, Aim 4) and proved to be a game-changing event for us, for the live music sector, and arguably for the wider culture sector.

Producing our first UK livestream at UC, for Laura Marling, was a high point for 2020. A stunning space – in person & on camera – & an visionary team who were supportive throughout made a game-changing event, for us & the live music sector for 2020. It's heavily informed the livestream landscape, & certainly was the genesis for Driift's work in the sector – a business through which we have gone on to sell nearly 400,000 tickets, generating millions of pounds for artists, their crews, & culture sector. We look forward to working in partnership with UC on more events in the very near future." Ric Salmon, co-founder Driift

Throughout the year, we subsequently hosted a number of high profile live streams and recorded performances, including cutting-edge artists such as Celeste, Arlo Parks, Sam Smith to Russell Watson and McFly; author Max Porter, comedian Daniel Kitson's acclaimed show DotDotDot, Stephen Fry, Michaela Coel and many more.

We also hosted recordings for ITV's *Britain's Got Talent*, Channel 4's acclaimed *The Whole Truth* and drama *Close to Me*, GQ Heroes and more.



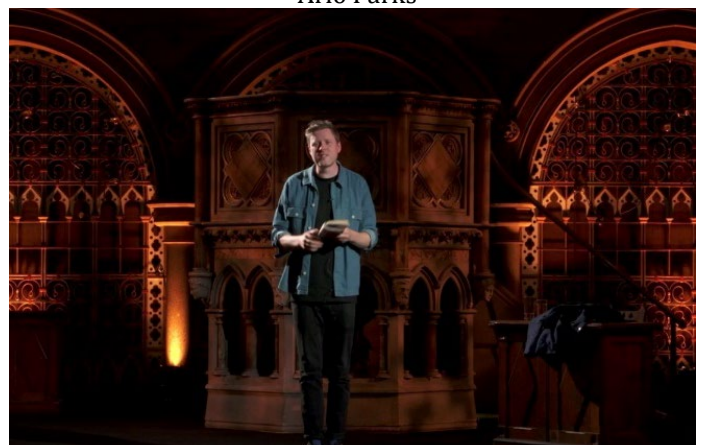
Laura Marling



Arlo Parks



Kojey Radical (*The Whole Truth*, Channel 4)



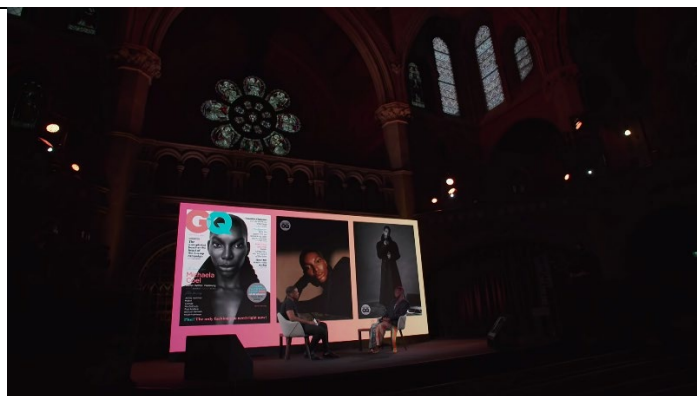
Max Porter

Union Chapel Project

Report and financial statements for the year ended 31 March 2021



McFly: All About Us on ITV



GQ Heroes

Diversifying acts and audiences

A Driver for Change developed in 2019-20 and adopted in 2020-21 was to ensure our work was more diverse, accessible and representative of our local communities. The livestreamed and filmed events enabled us to drive forwards on this.

Gender (where known)

- In 2019-20, there were fewer acts who were female (43%) compared with the Islington and London demographics (49% in Islington).
- In 2020-21 this was slightly higher at 44% female.

Ethnic breakdown (where known)

- In 2019/20 10% of events were led by artists or acts who were Black, Asian or of other ethnic backgrounds, compared with 32% of the Islington population. 81% of our acts were either white (British, European, American or other) or a mix of ethnicities.
- In comparison in 2020-21, 56% of live-streamed and filmed events were led by or featured artists or acts who were Black, Asian or of other ethnic backgrounds.

Audience

Our livestreaming approach was acclaimed by Attitude Is Everything as a pioneering approach to accessibility for all. Whilst we don't know the demographics for this audience, we know we engaged over 1.1 million views of events and productions filmed at Union Chapel, from across the globe.

Organ Programme

Our Organ Programme continued to be led and developed by our Music Director Claire Singer. In order to continue our offering throughout the pandemic the programme was quickly adapted to a new online model and relationships were established with new funding bodies including the Brereton Memorial Fund, Three Monkeys and The D'Oyly Carte Foundation.

In brief, throughout the pandemic we continued to run:

- Weekly individual organ lessons with schools (online and at the chapel)
- Online GCSE composition workshops to support learning during home schooling
- An online presentation/tour of the organ to schools in partnership with The Glasshouse (part of Union Chapel's wider Heritage offering)
- University Series (online and at the chapel)
- Organ Scholarship
- Online adult performance workshops
- A mix of online and at the chapel performances

Performance Strand

- With a Chapel audience: We offered a free organ recital and adapted tour in line with the restrictions for Open House weekend 2020.
- Online: An Introduction to the organ music of J S Bach presented by prolific organist James McVinnie (in depth presentation and performance).
- Organ Reframed was sadly rescheduled again from September 2020 to September 2021 and now to 2022 due to artist travel restrictions.
- 4 recitals were filmed/recorded at the chapel in preparation for the next year in case of further lockdowns. These have now been programmed in the 2021 season, which consists of a mixture of online and at the chapel with an audience.

Union Chapel Project

Report and financial statements for the year ended 31 March 2021

Rescheduling programmed events

In 2019-20, we successfully rebuilt and maintained relationships with key promoters. This helped ensure the majority of events were postponed and rescheduled (rather than cancelled) from 2020 into 2021 or 2022.

Community Cultural and Empowerment Programmes

As we closed as a venue and pivoted towards a community emergency response, we heard from our communities what they would benefit from. Thanks to funding from a number of trusts and foundations, we were able to pilot and launch a series of creative projects for our communities through the In Union and Re-Union programmes.

In Union

As part of our website redevelopment, Union Chapel launched a single digital platform and archive hosting new performances and events and celebrating some of the best recorded events and sessions and bringing together our digital content under one roof – [In Union](#). Early content included:

- Archived Letters Live events
- Frank Turner's fundraising performance
- Boe Huntress album launch
- Claire M Singer live at Union Chapel
- Cooking with Iraj, and more

As the year progressed we also included space for the GQ Heroes events and our Re-Union content (see below).

Community & Social Justice

Activity to support Aim 2 - To strengthen relationships within and between these communities through participative and transformative projects for social change.

'Union Chapel has been a beacon throughout the pandemic, supporting people who are homeless or in crisis, from their community response to this Community Leaders project, playing a pivotal role as a hub alongside Islington Council, other charities and grassroots groups' – Diarmaid Ward, Islington Councillor

COVID-19 and Community Emergency Response

In March 2020, just prior to closing as a venue, we hosted a series of meetings with homeless organisations and the council which led to the formation of the Homeless COVID-19 Task Force and campaign in partnership with Islington Council, Museum of Homelessness, Streets Kitchen and others. This was the UK's first homeless taskforce of this nature.

- When we closed our venue, we escalated our community emergency support work: We transformed the Sunday School into a donation drop-off and redistribution point for food and other products for homeless and vulnerable people across Islington and north London
- We hosted the first meetings for UK's first Covid Homeless Taskforce, and continued to work as a partner of the Homeless COVID-19 Task Force, Islington Food Poverty Network and other partners
- Continuing to operate The Margins Project services for the homeless, providing food, phone support, and donations, as well as previously providing a night shelter, hot meals and a place to wash clothes
- Staff volunteered with Help on Your Doorstep to support the most vulnerable across Islington, through phone advice and bringing goods to vulnerable people's doors, including those self-isolating.

This early work had a legacy throughout the year and beyond. The partnerships and networks Union Chapel has led and been a part of over the year – such as Islington Food Poverty Alliance and the Homelessness Taskforce - and the communities we have worked with, have heavily informed our plans for the future, providing us a greater understanding of community needs, the social justice issues in the local area, and what Union Chapel can do to address them.

Early on, Union Chapel's approach was hailed as a model of best practice amongst the cultural and venue sector, featured in [this Arts Homelessness International/Gulbenkian toolkit](#) which subsequently informed the likes of the Barbican.

What occurred was a testimony to the dedication, resilience and agility of both the Margin's Project and Union Chapel, working with drastically reduced teams, constantly changing COVID-19 regulations and periods of furlough. This has all furthered Union Chapel's position not just as a venue but also as a community and social justice organisation.

Community Emergency Response Hub

Union Chapel pivoted its remaining resources and along with Margins, Islington Council, the Museum of Homelessness, Streets Kitchen, The Outside Project, Simon Community and other partners established Islington's Homeless Task Force (the UK's first Covid19 Homeless Task Force). Union Chapel turned its Sunday School Hall into a donation centre and Margins Crisis Co-ordinator, Daniela Sbrisny managed a team of volunteers sorting and distributing, food, clothing and essential goods.

In total, over 2,100 support packs were distributed to visitors and our partners

The Margins Project

Night Shelter

In March 2020 as the pandemic hit, Union Chapel and Margins staff play a major role in supporting Islington Council to ensure that all shelter guests were placed in hotels and similar accommodation through the 'Everyone In' scheme. All guests exited the service free of Covid-19, a remarkable achievement in itself. The January to March 2021 Shelter did not open due to dormitory accommodation being unsuitable for social distancing regulations.

Union Chapel Project

Report and financial statements for the year ended 31 March 2021

Crisis Support

Over the course of the year, Margins reached out to 600 individuals and households.

Together with Union Chapel Project, Margins:

- worked with Help on Your Doorstep to support the most vulnerable across Islington, through phone advice and bringing goods to vulnerable people's doors, including those self-isolating;
- supported Highbury Foodbank, through capacity and delivery support;
- supported Islington Council and Streets Kitchen with outreach foodbanks
- Maintained telephone support for vulnerable residents who attended in Union Chapel's vital Culture Cafe, before the venue closure.

As the Pandemic worsened and lockdown rules tightened we had to close our doors. Iraj, our chef / trainer switched his energies to providing a hot food takeaway which could be collected from the door without the need to enter the building. Wherever possible advice was giving remotely through mobile phone or telephone and if not socially distanced on a park bench.



Streets Fest with Homeless Taskforce –outreach event



Advice session

With greater anxiety and confusion over lockdown rules the need for our Advice Service became ever greater. Many people Nick Reed (our Housing and Benefits Advisor) supported had no access to phones or emails as libraries and other services closed face-to-face services.

Whilst the majority of service users were placed into hotels, but still faced major issues around benefits, future housing, along with growing and new unemployment, mental health issues and isolation. At the early stage of the crisis, the Margins team reached out to contact nearly 200 service users, and Nick Reed continued to assist nearly 140 in various ways.

'Navigating the benefit system can be difficult at the best of times and especially now during the lockdown with other support services closing it is particularly challenging for our service users. With Libraries closed, Benefit offices closed, hugely extended waiting times on DWP telephone helplines, it compounds an already difficult situation. Many of the people we work with have limited IT skills but now most don't even have access to the internet, however so long as I can speak with them on the phone we can overcome this issue and try to address and resolve the problem.' - Nick Reed

Despite the significant challenges presented by fast changing COVID-19 regulations Margins still managed to directly support 223 individuals over the year (140 male, 83 female). In addition finding 31 rough sleepers places in 'Everyone In' hotel accommodation we helped a further:

- 2 people into permanent accommodation 7 into temporary accommodation, placed 5 into shelter, referred 18 to Streetlink, made 8 housing applications prevented 2 evictions and dealt with a further existing 18 landlord issues (thus preventing further eviction) made 2 referrals to immigration services and 1 to the EU resettlement scheme . In addition:
- We helped with 65 benefit and 14 Universal Credit issues, made 14 benefit applications & 2 successful benefits appeals, made 3 employment referrals, placed 2 into training, referred 10 to debt advice and 5 to legal advice.
- 42 people, assessed as being particularly vulnerable, received a twice weekly mental health and welfare check-up while a further 8 were referred to mental health services, 3 to drug & alcohol services and 1 to domestic violence support.

Union Chapel Project

Report and financial statements for the year ended 31 March 2021

Supported Employment Programme

With the venue closing came the Margins Café closure (and resulting lost income). It also meant that we could not run our Supported Employment Programme, which was put on pause for the entire year 2020-21.

What Service Users said

"I want to thank you for all the help and advice you have given me and much a needed support with accessing advice."

"Thanks for contacting me it means a lot; I haven't spoken to anyone in weeks"

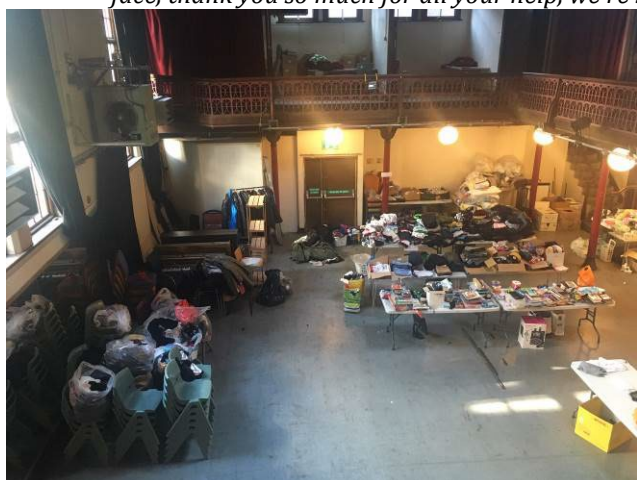
"Thanks so much, I received the vouchers and was able to buy toiletries and top up my mobile!"

"I really appreciate the call; it's really reassuring to know I can get hold of you in future if I have any questions about my upcoming benefit decision."

"It's such a massive stress off, knowing you're at the end of the phone, thanks for the call, I'll save your number"

"I can't believe we won the appeal, they're backdating it for a year, it's nearly five grand!"

"The council have finally offered me and my daughter a two bedroom flat, I had to come down to tell you face to face, thank you so much for all your help, we're so happy."



The Marginal Magazine



Donations sent out to partner organisations, such as Tricky Period, Solace Womens Aid and other shelters

COMMUNITY CREATIVE EMPOWERMENT PROGRAMMES

Re-Union – creative empowerment programmes for the local community

In autumn 2020, thanks to Covid project grants, we launched a series of community-focused creative projects and training programmes, which were also pilots for activity planned in the redeveloped Sunday School. These included:

Community Leaders programme

- A group of 9 people from the local community with lived experience of homelessness, mental health issues, and other experiences, were recruited and received paid training in Legislative Theatre by world-leading facilitator Katy Rubin
- The group were trained as community facilitators, and developed their own performance based on their lived experience. They delivered a series of digital workshops to over 40 people from the community (physical workshops were planned but prohibited by the 3rd lockdown).

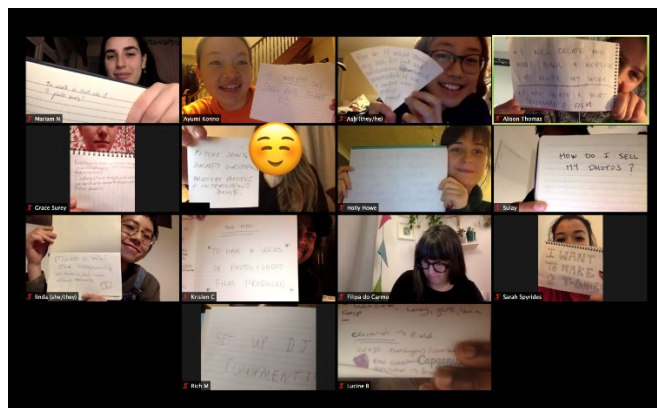
Union Chapel Project

Report and financial statements for the year ended 31 March 2021

- They then performed and facilitated an interactive process and community discussion with over 70 online attendees about what the individual could do differently, and policy changes needed to occur. Islington Council and Arts Council England attended as the 'expert panel' policy makers, and agreed to 3 key policy commitments, around homelessness services, mental health support in the community, and addressing gender inequality in the arts. At time of writing, two of these three commitments have moved forwards.
- The Community Leaders continue to be a part of Union Chapel, engaging the local community and will inform our plans with the future. This is a truly exciting example of arts for social change.



Community Leaders



Creative Action Club

'This was great success and just the sort of dialogue that needs to be happening everywhere, not least in Islington. The attendance was great, the facilitation was great, participation was great and the way that you managed the technology challenge – wow! But most of all the issues that were explored are critical ones at the moment. I have been spending a bit of time over the last few years learning, working with others and advocating to others about a 'relational' shift in the way individuals experience the system and yesterday was one of the most powerful approaches that I have experienced in this space.' – **Ken Kanu, Director, Help on Your Doorstep**

We also ran a series of other community outreach and engagement activities, including

- **Creative Action Club** - artist Ayumi Konno led a community group working to achieve their own creative aspirations over a month course
- **A History of Rainbows** – a community project led by artist Guillaume Vandame exploring the meaning of the rainbow, from the LGBTQ+ community to its current use as a symbol of hope during the pandemic
- **Creative Packs**
- **Heritage programmes, including YourStory, heritage videos and Virtual Tour (see below under Aim 3)**

Organ Programme

Individual tuition:

- Free weekly organ lessons during term time with 4 pupils from St Mary Magdalene Academy have continued with our RCO accredited organ tutor Jeremiah Stephenson. These lessons were adapted accordingly with the government restrictions (a mix of online during the lockdowns and back at the chapel when allowed). We also made a film in January for Islington Council's 11x11 Summer Festival <https://vimeo.com/571600630>

"The continuation of online lessons resulted in purposeful practice which really helped boost general morale at home" – Parent



Scholarship and workshops:

- Before leaving his position in July 2020 our Organ Scholar Jay Richardson led a series of online composition notation workshops for GCSE students. In support of the home schooling we linked to different schools with the support of Islington Council to offer these free weekly sessions in May/June 2020.
- Claire Singer presented an online tour and performance to schools for the Union Chapel/Glasshouse Heritage Day.

Union Chapel Project

Report and financial statements for the year ended 31 March 2021

- A series of 4 online interactive adult workshops learning to play 1 work per week from the Orgelbüchlein Project. In each of these 4 online workshops live from the chapel, Jeremiah Stephenson introduced a different piece from the collection and guide you through the process of preparing it for performance. The 4 pieces were at different difficulty levels so participants were able to choose which sessions were most suitable for them.
- School workshops funded by Islington Council have been postponed until 2022.

University Series:

Despite being moved to online we ran another successful year of the university performance/composition series. This year Goldsmiths officially became our partners. Composers at postgraduate level worked with emerging organists to create new works that re-imagined the organ and the space of Union Chapel. The series is designed to encourage emerging composers to explore writing for organ, an instrument not always accessible to them. It also aims to offer emerging organists the opportunity to learn how to work with composers and perform new music. Firstly we ran a master-class online with James McVinnie and Claire Singer from the Chapel via zoom to introduce the instrument in detail and discuss writing and performance techniques. Afterwards each composer was assigned an organist and developed a 5-10 minute work over a 4 month period. Claire mentored each pair throughout the process with scheduled Zoom sessions. Each of our organists had access to their own organs to work online with their composers and once things started to open up all works were performed and recorded/filmed at the chapel and edited into a concert which premiered as part of Goldsmiths' Pure Gold Festival in September 2020.

2020-21 achievements – In numbers

In total, across our Community Programmes – Margins service, the UCP community engagement and heritage activities – it is estimated we engaged and helped over 1,500 people in 2020-21 in our community activity.

Margins support – drop-in, advice, food takeaways, etc	550 ¹
Community emergency response hub – support packs out to partners	500 ²
In Union / Re-Union - Creative & heritage workshops and training – participants and audiences	308
Creative packs	300 (circulated through community partners)
Participants in onsite community organisation projects	58
Education programmes (Organ and heritage)	29 (likely higher, awaiting figures)
TOTAL	

In addition, there have been over 1,000 views of our online tutorials and films.

(Figures are approximate as UCP/UCM does not have a more robust impact measurement process in place yet.)

Union Chapel church

UCP supports the church (separate legal entity) which continues the work it began in 1799. Services are held each Sunday reflecting a commitment to social, economic, racial and climate justice from a perspective of radical Christianity. Services incorporate music from a range of genres from plainchant to Free Jazz. Special services mark the Christian Festivals, Creation season focusing on ecological concerns, Black History Month, LGBTQ+ Pride, Refugee Week, Remembrance Sunday and Holocaust Memorial. After the disruption of the pandemic, the annual Christmas Carol Service once again saw the church lit entirely by candles. The church also organises awareness raising events including podcasts, films and speakers. It has recently formed a Gospel Vocal Group called Union Chapel Voices who held their first event during Black History Month. It also supports a non-auditioned community choir. Community activities have been curtailed by the pandemic but there are ambitious plans to widen the reach of our activities and build more partnerships with other faith groups and the Eritrean Orthodox Church.

¹ Total figure 691, but some duplicates likely

² Total figure recorded 1550, but some duplicates likely

Conservation, Repair, Facilities and Heritage

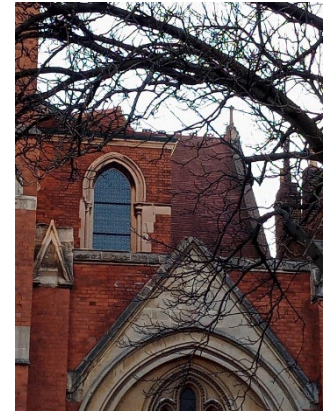
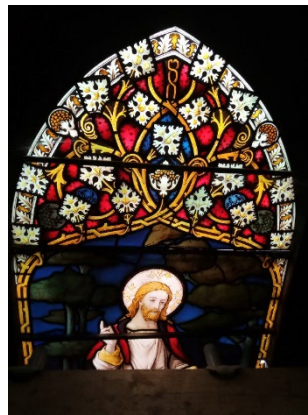
Working to support Aim 3 - To repair and conserve the Grade I and Grade 2 listed buildings to the highest standard for future generations to use and enjoy.*

Summary of achievements 2020 – 21

During 2020-21 we had to cut the Infrastructure budget to the minimum necessary to cover health and safety for builders' users and urgent fabric repairs. These included:

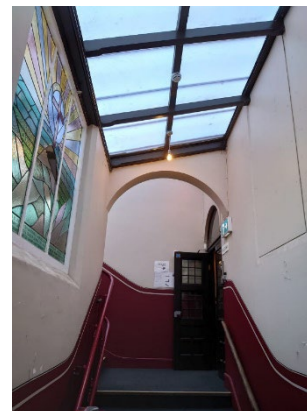
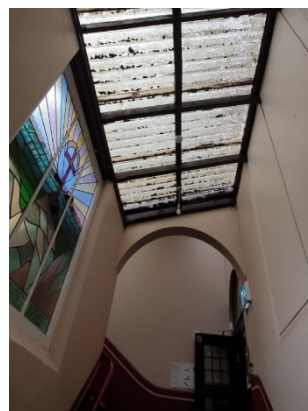
Remedial works to the electrical installation following the unsatisfactory assessment of the electrical survey report. All elements classified C1 and C2 issue have been dealt with, mostly by qualified main contractor and wherever possible in house, by the Infrastructure Team. Following which the installation was resurveyed and classified as satisfactory.

Repairs to Chapel stained glass windows and replacement of bar stairs roof cover. Thanks to Historic England's Risk Grant, we have been able to replace the corrugated plastic cover to the bar stairs with polycarbonate sheets, which have had the double effect of making the space watertight and also reducing heat loss. With the same grant we have covered all costs to repair two high level windows to the chapel North aisle, preventing further water ingress into the chapel and potential severe damage to the top central beautiful stained-glass window to the South wall.



Chapel South aisle south wall repairs to window W40

Chapel South aisle south west wall repairs to window W33



Bar stairs roof covering before- left – and after the works - right

Union Chapel Project

Report and financial statements for the year ended 31 March 2021

Sunday School Project

Following consultations with stakeholders in November 2019 the Design team submitted plans for the project that received the necessary consents in May 2020.



Historic England Emergency grants

We received a grant from Historic England to deliver activities to promote heritage to a wider and more diverse audience.

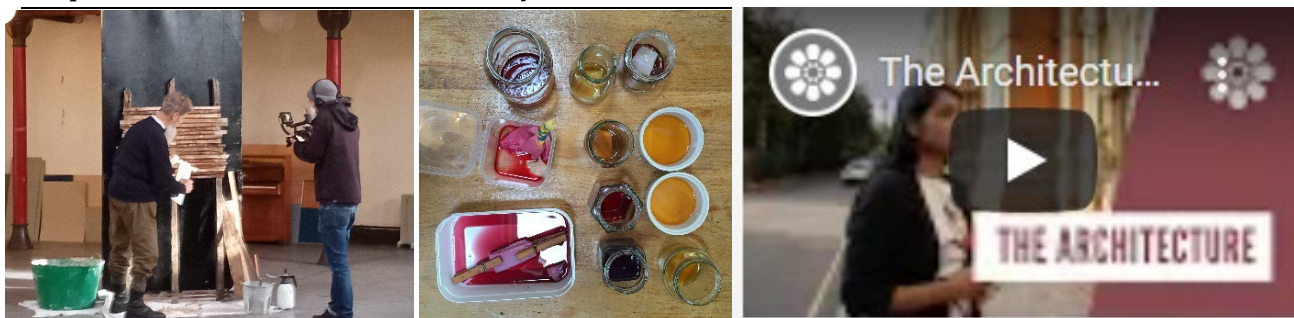
With the support of external consultants, we created an activity plan which included a range of digital and in person activities and products:

- **Digital presence:** A new, accessible and attractive Union Chapel website with dedicated heritage pages
- **Heritage Open Days:** 2 open days over Open House Weekend (September 2020) during which we gave building tours and screened out new heritage film
- **Heritage and Conservation Masterclass films:** Newly commissioned films to details the heritage and architecture, events and social justice activities of Union Chapel project and masterclasses on traditional building materials and repair techniques that can be viewed on our website [here](#)
- **Printed material for audience engagement:** Pattern worksheets and heritage contribution to community magazine both available during open days and [here](#).
- **Digital Archive:** On our website we ran [YourStory](#), a community-curated online exhibition Children and young people submitting their memories, and photos of objects that help keep them going during lockdown.
- **Virtual Tour:** Commissioned a behind the scenes [Virtual Tour](#) of the chapel
- **Heritage Workshop** with the Glass House and Canonbury School
- **Organ programme** - The online platform enables us to deliver more organ activities and recitals.



Union Chapel Project

Report and financial statements for the year ended 31 March 2021



Maintenance works

We have carried out planned cleaning and maintenance works (e.g. gutter cleanings, PAT testing, pews and floor boards repairs, lighting installation, pest control, localised decorations etc..) and reactive maintenance works (e.g. unblocking of drainage, security issues, fire alarm faults reviews, etc.)

Health and Safety:

- A lot of time and effort has been spent in dealing with the false alarms of the fire installation, requiring night guards onsite for a period to prevent nuisance to the neighbours due to the activation of unpredictable and unwanted false alarms. Remedial works were carried out and the issues seemed resolved by end of the financial year.
- General H&S matters in the building, including emergency lights, have been dealt with throughout the financial year.
- We have been implementing recommendations of the latest Fire Risk Assessment for all Union Chapel Buildings and Offices. This is an ongoing project
- During the lockdown period Gavin's and Sue's work on site have provided the necessary support to keep the building open and safe to various users and staff.
- We carried out tasks as per our maintenance plan: gutters cleaning, testing of electrical appliances, gully cleaning, repairs to blocked drainage in cellar, re-fixing of slipped tiles/slates, etc., survey report of electrical installation and more.

Union Chapel Project

Report and financial statements for the year ended 31 March 2021

Activities to support Aim 4. *To achieve financial independence and sustainability through using our space to its greatest potential.*

Fundraising

Summary of achievements 2020-21



Frank Turner & Jess Guise launch Union Chapel's fundraiser

In previous years, the profits from the venue represented 80% of UCP's income. As the venue closed, that income was lost.

- Throughout the year, the team worked relentlessly to raise funds from trusts and foundations. A number of crisis funds were opened up, and UCP pivoted our focus towards accessing these funds and delivering crisis support and related programmes (see above Aims).
 - UCP was successful in accessing the Cultural Recovery Fund round 1 in winter 2020, securing £133,000 towards the organisation's survival.
 - Other particularly successful and notable support came from Paul Hamlyn Foundation, Oak Foundation, Arts Council England, Historic England and National Lottery Community Fund.
 - This ensured we secured over £626,000 across UCP and UCM during the year. Whilst some of these grants contributed towards new projects and activity, the majority of these funds were either core cost recovery or unrestricted, contributing to the survival of our organisations.
- We also ran a successful Crowdfunder between May and June 2020, launched with a performance from Frank Turner, with over 4,000 people donating nearly £90,000 towards our survival as an organisation.
- The last Head of Fundraising Anthony Bennett left in March 2020. To keep our core costs to a minimum during the pandemic, we postponed recruitment for a new Head of Development, which meant that a much greater fundraising responsibility went to the CEO, Head of Conservation and Head of Finance, who created a revised Development Team alongside the existing UCP Development Coordinator and UCM Fundraising Manager. Thanks to this team, the above fundraising successes were achieved.
- With NLHF's agreement, the Sunday School capital match-fundraising programme was delayed a year to November 2021, to allow the organisation to focus on accessing crisis funds and managing during a year of venue closure.

Union Chapel Directions Ltd (trading subsidiary) Working to support aims 1 & 4.

Union Chapel Directions Ltd (UCD) is a trading subsidiary of UCP. It operates the venue and through which curates and supports a programme of popular and innovative cultural performances and activities to enrich London's diverse communities.

Through commercial hire of the venue it also helps UCP in its aim to achieve financial independence and sustainability. The three key sources of income are the venue, the bar and the day hire of rooms. All profits from the trading subsidiary are Gift Aided to the charity, in order that it can undertake its charitable aims.

Union Chapel Project

Report and financial statements for the year ended 31 March 2021

Summary of achievements 2020-21

Venue:

- All commercial events with audiences, and bar/kiosk operations, ceased on 16th March 2020, and would not start again throughout 2020-21.
- Substantial explorations were made into re-opening as a venue or bar. These were initially deemed unviable. Some socially distanced audiences were explored for autumn/winter 2020, but were subsequently prohibited by the second lockdown.

However, we were proud to host one of the world's first ticketed live-stream performances in a venue, with Laura Marling, in partnership with ATC Live (now Driift) and DICE. The event was considered a game-changer by the live music sector, and for us too.

We subsequently hosted more high profile live events (see Aim 1), and built strategic relations for the future with the likes of GQ, Apple Music, Amazon Music, and more.

- In total, we hosted 16 livestreams and recorded events during 2020-21.
- We estimate that these events have led to paid employment for over 300 individuals, from musicians to producers to tech staff, in a year when all other live music income was absent.

Space hire:

Despite the lockdowns in the first half of 2020-21, our space hire became the most reliable source of earned income over 2020-21. During the year, we hosted community projects, R&D and rehearsals for theatre productions, TV productions and more, with the likes of Channel 4, Company 3 and Accumulate.

- Raised over £65,000 of income through the hire of spaces outside of hire for public events.
- Made significant improvements to our main dressing room space.



Company Three in Sunday School Hall



Accumulate - art school for the homeless

Marketing and Profile

Despite being closed as a venue, Union Chapel's role supporting the local community, hosting the UK's first ticketed livestream and other activities and events throughout the year gained Union Chapel a substantial amount of media coverage.

Pivoting towards being a community hub:

Union Chapel's work in the pandemic was featured in [The Guardian](#), [Londonist](#), and [Islington Gazette](#) in March/April 2020.

Our approach was cited as an example of best practice by Caloutse Gulbenkian Foundation and Arts Homelessness International, the international arts and homeless network – [with the creation of a toolkit, here.](#)

Union Chapel Project

Report and financial statements for the year ended 31 March 2021

There With You: Union Chapel supporting community during coronavirus lockdown:

<https://www.islingtongazette.co.uk/news/union-chapel-supporting-islington-community-during-coronavirus-lockdown-3836402>

Laura Marling & live-streaming: Overwhelmingly positive reviews across mainstream national media and industry press, and articles highlighting Union Chapel as both a stunning location for the event, and pioneering and 'revelevatory' in this area. Some below:

- Five stars: [NME](#), [Daily Mail](#), [Upcoming](#); Four stars: [The Guardian](#), [The Times](#), [FT](#), [Evening Standard](#), [Islington Gazette](#)
- [The Guardian, Can Laura Marling's gig rescue live music?](#)
- [What does the future look like for concerts in London](#) - ITV London News, 12th June
- Laura Marling NME piece 24.7.20 (Union Chapel mention) <https://www.nme.com/news/music/watch-laura-marlings-stripped-back-new-video-for-fortune-2713657>
- New York Times mention, here: <https://www.nytimes.com/2020/07/21/arts/music/concerts-livestreams.html>

Union Chapel work, crowdfunder & community activity in the media: Other coverage included:

- Frank Turner fundraiser in several publications.
- BBC Radio London – Robert Elms, 26th May, including interview with Michael Chandler
- BBC The Travel Show. The Laura Marling interview starts roughly at 12:30. <https://www.bbc.co.uk/iplayer/episode/m000lbws/the-travel-show-25072020>
- BBC Sunday Morning Live, interview with Emmy The Great and Vaughan Jones (40 mins in): <https://www.bbc.co.uk/iplayer/episode/m000l4h9/sunday-morning-live-series-11-episode-5>
- Live UK Crowdfunder follow-up piece <https://liveuk.com/news/union-chapel-extends-fundraising-target/>
- Community Leaders programme in Islington Gazette: <https://www.islingtongazette.co.uk/news/sexism-healthcare-and-homelessness-issues-highlighted-7863032>

Organ Programme in the media

Claire Singer was invited to talk about her work at Union Chapel on the Canadian Future Stops podcast and to lead a soundcast for the Sound Festival on previous Organ Reframed commissions she also managed to include information about the Union Chapel organ programme on a couple of BBC radio interviews. In addition she recorded a film of her performing for Christmas 2020 to replace the Christmas recital, which couldn't happen due to restrictions.

<https://podtail.com/en/podcast/futurestops/ep-12-claire-m-singer-organ-reframed-london-s-unio/>

<https://sound-scotland.co.uk/soundcast-live-with-claire-m-singer>

<https://www.youtube.com/watch?v=UWvz6jyKnvo>

Digital footprint:

In the year the world pivoted towards digital, Union Chapel started out at a disadvantage with a comparatively minimal digital footprint and engagement.

A revised website, refreshed logo, devoted Digital Content Lead and series of high profile livestreamed events transformed Union Chapel's digital position for the future.

Staffing and governance

Governance review

Throughout the year 2020-21 a substantial review of governance and structural relations between Union Chapel Project and the Margins Project was conducted. Due to the pandemic, this process was prolonged into 2021-22.

Diversity, Inclusion and Belonging

A substantial review of the diversity of Union Chapel's diversity across all areas – staff, governance, audiences, acts and visitors – was conducted early in 2020-21. This informed an initial action plan, our Drivers for Change, and a Cultural Intelligence training programme for the Leadership Team and UCP, UCM and UCD boards across the year, which was further informed and inspired by the Black Lives Matter movement in 2020. A revised action and training plan is currently in development.

Plans for the future

As we began 2021-22 a huge amount of uncertainty remained about what activities may be feasible at what stage of the year, and what ongoing impact COVID-19 would continue to have – on us as an organisation, and more broadly on arts, culture and our communities. In addition, there remain major concerns about the impact of Brexit, the climate crisis and the social, economic, political and environmental impacts these will have into this year.

Union Chapel Project

Report and financial statements for the year ended 31 March 2021

However, what it continued to prove is that Union Chapel has a vital, important and innovative role to play, supporting our community and social justice work through our inspiring cultural events and our heritage, in union. The focus of our plans against the four aims will be as follows:

***Aim 1** – recognizing the continuing uncertainty around cultural events, the particular impact the pandemic has had on upcoming talent and young people, and the substantially increased role of accessibility for digital content:*

Priorities

- Rebuilding as a venue with performing arts events over the FY, as and when possible and in a covid-secure manner.
- Continuing to build our profile as a venue for livestreamed and recorded events, building our digital platform and strategy, increasing our new and historic content, and maximising our livestreaming/recording potential with our own in-house equipment, partnerships and more hires with production companies etc – both monetized for general audiences and free content for all around the world
- Recognising the particular impact this has had on upcoming artists and young people, supporting upcoming artists and performers, through the *New Voices* youth talent programme

***Aim 2** – recognizing the particular impact the pandemic has had and will continue to have on the hardest hit in our communities:*

Priorities

- Review and expand the Margins service, relaunch a supported employment programme for the community, and develop a ‘community’ approach to link to the UCP community programme
- Further developing our model of support, inspiration and empowerment for target groups, piloted in the Re-Union programme, ahead of our NLHF stage 2 application.
- With our Community Leaders, identify funding and outline potential outreach, support, activities, training and events for specific target groups, ahead of the Sunday School programme:
 - Homeless/at risk
 - Young people
 - Vulnerable families
 - LGBT community
 - Migrants/asylum seekers
- Greater community engagement and representation in Union Chapel programmes, staffing and decisions, through Community Leaders, Community Working Group, and trainee opportunities.
- More social justice based events and activities through the year
- Concluding the Margins and UCP structure and governance review

***Aim 3** – continuing to repair and conserve our buildings, to be safe and ready to open up to the wider community once again, and continuing to share our rich and powerful heritage with that community, planned activity included:*

Priorities

- Further maintain and deliver on emergency and priority works across the building in a sustainable manner.
- Build on our strong heritage work to date, building evidence towards NLHF stage 2
- Communicate and reinforce the impact of heritage and historic buildings on people well-being and quality of life.
- Promote use of traditional materials and techniques to improve sustainability and people well-being.
- Engage our diverse community with our heritage assets.
- Continue our commitment to make our heritage of national importance safer and more accessible to all users.

***Aim 4** – to manage the ongoing financial uncertainty for the organisation, priorities are:*

Priorities

Fundraising:

- Building the capacity of our Development Team to maximise our ability to apply for, secure and deliver on Trust & Foundations.
- Secure funds that contribute to our core, build back reserves, support and mitigate the financial risk of events, but also support us towards our wider strategic aims, drivers for change and towards community and digital activity and growth, and segue into the SSH programme in the coming years

Union Chapel Project

Report and financial statements for the year ended 31 March 2021

- Secure longer term resilience through increasing regular donations, maximising membership and larger multi-year funds which contribute to multiple priorities and activities
- Increase our corporate and individual giving engagement – through corporate support opportunities, space hire, events and fundraisers.
- Increase our fundraising capacity and targets to work towards the Sunday School Hall capital funding deadline for NLHF and keep funding maintenance and repair/conservation works

Space hire

- Building space hire and promoter income back up to 75% previous capacity
- Maximising income from space hire and events, through reviewing ticketing allocations, increased film productions, and other commercial opportunities.

Digital

- Maximise our digital presence and capacity, to ensure digital engagement, and support of all our work, engaging new audiences and boosting income potential

Finance

- Maintain robust and realistic budgeting and forecasting processes to ensure we are prepared and able to weather further storms
- Embed clear financial delegation and departmental budgets for the year, ensuring better departmental budget management towards secured income.

Marketing and PR

- Continue to maximise media coverage for all activity– through strong PR support, stronger digital presence and continuing to build our reputation as a leading ethical arts centre for all.

2020-21 has been an unprecedented year, and 2021-22 remains hugely uncertain. But some of the hard work undertaken in 2020-21 will set the course for the years to come.

4. Financial Review

2020/21 represented an unprecedented year for UCP due to the impact of Covid-19 pandemic which forced the closure of venue operations from March 16th 2020 in the previous financial year. Due to ongoing operating restrictions, we were unable to host any in-person, audience attending events which had a very significant impact on the organisation's ability to generate commercial income, as it has successfully done in previous years.

As a result, we were forced to take emergency action to reduce overheads while maintaining both the level of activity outlined above and our grade 1 listed building itself. These actions included restructuring the staff team, sadly including a number of redundancies, furloughing staff and implementing pay freezes for remaining staff.

In summary:

- Total incoming resources reduced by 26% to £1.2m (2020: £1.72m) and
- Total resources expended decreased by 34% to £1.25m (2020: £1.88m), resulting in an unrestricted deficit of £90,939, a restricted surplus of £119,400. The overall surplus was £28,461 (2020 deficit: £160,509)

Income

Total incoming resources for the year was £1.27m (2020: £1.72m) a 26% decrease.

- **Donations**
Income from donations increased by 57% to £149,612(2020: £95,201)
- **Income from charitable activities**
Overall income from charitable activities increased by 175% to £749,887 (2020: £272,100). The Margins Project had another consistent year raising funds from trust and foundations despite the café being forced to close as a result of the ongoing restrictions and audience events remaining paused for the financial year.
- **Other Trading Activities (Fundraising)**
Union Chapel Directions Ltd, UCP's trading subsidiary, turnover decreased by 95%, overall income was £850,000 lower than the previous year as a direct result of the Covid-19 pandemic.

A breakdown of UCP's incoming resources during the financial year 2020/21 show that income from donations was 12% (2020: 5%), resources from charitable activities was 59% (2020: 16%) and resources from other trading activities was 29% (2020: 79%).

Expenditure

Total expenditure was £1.25m (20120: £1.88m) a 34% decrease. This was due to a decrease of 7% in Charitable activities to £685,473 (2020: £734,856) and a 95% decrease in the cost of raising funds to £563,920 (2020: £1,150,030).

A breakdown of UCP resources expended during the financial year 2020/21 show that of total costs: 'generating funds' represent 45% (2020: 61%) and 'charitable activities' represent 55% (2020: 39%).

Balance Sheet

The balance sheet shows total net assets of £716,465 (2020: £688,004). Included in total net assets is an amount of £227,229 (2020: £107,829) which is restricted. These monies have either been raised for, and their use restricted to, specific purposes, or they comprise donations subject to donor imposed conditions. Full details of these restricted funds can be found in note 16 to the accounts together with an analysis of movements in the year.

Reserves Policy

UCP's reserve policy reflects the organisation's wish to strike a balance between two financial objectives. Firstly the need for financial stability and secondly, to establish a match fund towards the costs associated with the capital works projects planned. The £250,000 designated reserves will be spent in future financial years on refurbishments with the Sunday School Hall capital works a priority, as identified in the masterplan.

As at 31 March 2021, the total funds were £716,465 of which restricted funds was £227,229. The trustees have examined the requirements and nature of the charity's work and agreed that of the unrestricted funds:

- £111,744: Invested in Tangible fixed assets
- £250,000: Designated funds set aside to meet capital works which will take place in future years
- £127,492 Unrestricted reserves

5. Structure, Governance & Management

Constitution

UCP is a registered charity and a company limited by guarantee. It is governed by its Memorandum and Articles of Association dated 1991. The company has one charitable subsidiary The Margins Project (Charity no 1153070) and one trading subsidiary Union Chapel Directions Ltd (Company no. 03047257)

UCP has been appointed to manage the Union Chapel property with a view to its conservation, maintenance and wider uses for the benefit of the local community, in accordance with a management agreement between UCP and the Congregational Federation Limited.

The members of the Company are the members of the Board of Trustees of the Charity. Each agree to contribute £1 in the event of the charity winding up.

Organisation

The business of the charity is supervised by the Board of Trustees which meets six times each year, or more frequently if required.

The Trustees are responsible for the strategic objectives of the organisation and to review and approve the Charity's annual budget and operational plan. The board is supported by a 'Leadership Team' comprising managers representing each department.

- Conservation & Repair
- Fundraising & Development
- Union Chapel Directions Ltd
- The Margins Project
- Finance & Operations

The Leadership Team meets monthly and is responsible for meeting operational plans and budgets and focusing on procedure and improvements, cross organisation. Prior to the pandemic, the Leadership Team included 6 members of staff, a Head for each department and the CEO. Following the pandemic, recruitment for replacement staff was paused with the LT reduced to 2.8 FTE during the financial year.

The charitable subsidiary The Margins Project is supervised by a separate Board of Trustees and the trading subsidiary Union Chapel Directions Ltd is managed by a board of Directors. Both boards include UCP trustees.

Employees

Day to day management and operations of the Charity are delegated to its paid staff with specific responsibility for activities within the building. The permanent full time complement of staff for the year was 6 full-time and 10 part time (excluding casual staff). The organisation was supported by a team of approximately 65 volunteers.

UCP strives to be an equal opportunities employer and applies objective criteria to assess merit. It aims to ensure that no job applicant or employee receives less than favourable treatment on the grounds of age, race, colour, nationality, religion, ethnic or national origin, gender, marital status, sexual orientation or disability.

Selection criteria and procedures are reviewed to ensure that individuals are selected, promoted and treated on the basis of their relevant merits and abilities. Salaries are reviewed on an annual basis by a Finance & Remuneration Sub-Committee. All employees are given equal opportunity and, where appropriate and possible, special training to enable them to progress both within and outside the organisation.

Appointment of trustees

As stated in the Articles of Association there should be five (min) or seven (max) trustees. One of which should be the minister or if they are unable or unwilling, this should be a person elected by the church. There should be a further two (min) or three (max) church Members. One trustee should be appointed by the Friends of Union Chapel and the final two trustees should not be church Members, at the date of their election. Trustees can be elected to the Board of Management at any time, but must be elected to the Company at the subsequent annual general meeting.

One of the two non-church Members and one of the three church Members should, by who has been longest in office, retire by rotation at each Annual General Meeting.

When considering appointing new trustees, the Board has regard both to the organisation's need for any specialist skills and to the diversity of the Board's membership.

All trustees give their time voluntarily and receive no benefits from the charity.

Trustee Induction and Training

New trustees undergo an orientation day to meet key staff and other trustees. An information pack is provided that includes the Charity's Memorandum and Article of Association, recent audited and management accounts, the business plan and organisational chart and the Charity Commission's information on Responsibilities of Trustees.

Trustees are encouraged to attend appropriate external training events, where these will facilitate the undertaking of their role.

Risk Management

The trustees are responsible for overseeing the risk management strategy for the organisation and its subsidiaries. A comprehensive review of risks and opportunities is carried out annually by the trustees, whilst the subsidiary boards and working groups are responsible for overseeing and mitigating risks throughout the year.

Currently, the key risks facing the organisation are funding to support our planned capital works programme, health and safety of the building, our location in the middle of a residential neighbourhood, and financial stability on an ongoing basis.

- The Development Working Group work closely with our Fundraising & Development Manager to identify and secure funds through grants and donations, to support our 10 year capital works programme
- The Infrastructure Working Group continues to focus on the fabric of the building and its restoration and refurbishment. Health and safety is a major factor in such an historic building and this is monitored continually. Quinquennial inspections and ongoing health and safety consultancy in conjunction with our insurance company, ensure that issues are identified and can be acted on.
- The Events Team continues to work closely with our neighbours to ensure minimal disruption including a curfew and noise restrictions for performers, days off (Sunday and Wednesdays) and crowd control.
- The Finance & Remuneration Sub-Committee reviews our financial position to ensure we have adequate funds to undertake capital works.
- The boards of all three organisations are reviewing their activities and income streams in line with the organisational aims to ensure financial stability for the next 10 years and beyond.

Therefore the trustees are satisfied that systems are in place to mitigate the risks identified.

6. Fundraising Approach

UCP's current approach to fundraising is to be transparent, clear and friendly. UCP directly employs qualified personnel as fundraising employees with clear remits. UCP does not engage with third party fundraisers or commercial partners. Fundraising activities are for capital works and arts and community activities within the organisation's aims and objectives.

The fundraiser is responsible for the managing of donated funds and for reporting on the raising and expenditure of donated funds. The Board of Trustees reviews fundraising income, expenditure and procedures on a quarterly basis and the fundraising strategy is reviewed annually. Although important, fundraising is not the primary source of income for UCP.

UCP fundraises through the following methods:

- Trusts and Foundations – standard applications for relevant grants.
- Specific appeals – we collect donations for specific projects such as repairing the Sunday School and repairing the organ. We advertise the appeals on our website with an online facility to donate and we collect cash donations via bucket collections on site – these are voluntary cash collections and are held at the end of events. Audiences are not required to make donations, buckets are placed in accessible areas or held by stewards. Literature regarding these collections is clearly written on the buckets highlighting which project the funds are for – such as the Sunday School.
- Crowdfunders – specific online time-specific campaigns for specific projects or needs, circulated to our Members, mailing lists and through our digital channels.
- Specific fundraising events – certain events are run in order to raise funds – this might be through the purchasing of tickets or donations are asked for at the event. These events are voluntary to attend and donors choose to attend because they wish to give to a specific project. Donors and audiences are not pressurised to donate.
- Memberships - we advertise becoming a Member of Union Chapel via our website and through flyers in the foyer area. The membership constitutes a donation to Union Chapel capital projects and activities and has associated non cash benefits such as an exclusive e-newsletter and priority booking.
- General donations – facilities for one off and spontaneous donations are indicated on the website on a specific donations page.
- One off and spontaneous donations for specific needs or projects are suggested when purchasing tickets to events – this is an opt in option and not integral to the purchasing journey.

We have not received any complaints about our fundraising approach. We encourage unhappy donors to complain directly to our Development Team who would address the complaint in house. Failing that we notify donors that they can make an official complaint to The Fundraising Regulator. Union Chapel Project is a member of the Institute of Fundraising and registered with the Fundraising Regulator.

UCP has not failed to comply with a scheme or standard cited in the fundraising code of practice.

UCP does not consider its fundraising methods as intrusive into person's privacy and does not carry out unreasonably persistent approaches or create undue pressure to give. However, to ensure that vulnerable people are protected the organisation has adopted the guidance from the Institute of Fundraising's *Treating Donors Fairly – Fundraising with people in vulnerable circumstances* guide.

7. Statement of Trustees' Responsibilities

The Trustees (who are also the Directors of the charitable company for the purposes of company law) are responsible for preparing the Trustee's Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and the group and of the incoming resources and application of resources, including the income and expenditure, of the group 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 in the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditors

In accordance with company law, as directors of the charitable company, we certify that so far as we are aware:

- There is no relevant audit information of which the charitable company's auditors are unaware; and
- The trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

Approved by the trustees on Date and signed on their behalf by

 15th February 2022

P Walker
Chair of the Trustees

8. Independent Auditor's Report to the Members of Union Chapel Project

OPINION

We have audited the financial statements of Union Chapel Project for the year ended 31 March 2021 which comprise the Statement of Financial Activities, the Balance Sheet, statement of cash flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 31 March 2021 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

BASIS FOR OPINION

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

CONCLUSIONS RELATING TO GOING CONCERN

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

OTHER INFORMATION

The trustees are responsible for the other information. The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

OPINIONS ON OTHER MATTERS PRESCRIBED BY THE COMPANIES ACT 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' report (incorporating the directors' report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' report (incorporating the directors' report) have been prepared in accordance with applicable legal requirements.

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

In the light of the knowledge and understanding of the Charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Annual Report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us;
- the financial statements are not in agreement with the accounting records and returns;
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not obtained all the information and explanations necessary for the purposes of our audit.

RESPONSIBILITIES OF THE TRUSTEES

As explained more fully in the trustees' responsibilities statement, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

OUR RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities]. This description forms part of our auditor's report.

This report is made solely to the Charity's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity's members as a body, for our audit work, for this report, or for the opinions we have formed.

Anthony Epton (Senior Statutory Auditor)

Date: 15th February 2022

for and on behalf of Goldwins Limited, Statutory Auditor & Chartered Accountants
75 Maygrove Road, West Hampstead, London. NW6 2EG

Goldwins Ltd is eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

Union Chapel Project
Consolidated Statement of Financial Activities
(incorporating an income and expenditure account)
For the year ended 31 March 2021

	Note	Unrestricted £	Restricted £	2021 Total £	2020 Total £
Income from:					
Donations	3	121,206	28,406	149,612	95,201
<i>Charitable activities:</i>					
Conservation & Repairs	4	-	119,489	119,489	80,550
Community Engagement		-	26,064	26,064	26,850
Homelessness project - "Margins"		-	231,604	231,604	164,700
Other Grants		117,000	255,730	372,730	-
Trading & other activities	5	374,290	3,325	377,615	1,355,078
Investment income	6	697	44	741	1,998
Total income		613,193	664,661	1,277,854	1,724,377
Expenditure on:					
Raising funds	7	474,676	67,258	541,934	1,150,030
<i>Charitable activities:</i>					
Conservation & Repairs	7	98,466	118,422	216,887	318,250
Community Engagement		93,523	66,833	160,356	103,783
Homelessness project - "Margins"		37,467	292,750	330,217	312,823
Total expenditure		704,132	545,261	1,249,393	1,884,886
Net income / (expenditure) before net gains / (losses) on investments		(90,939)	119,400	28,461	(160,509)
Net gains / (losses) on investments		-	-	-	-
Net income / (expenditure) for the year	8	(90,939)	119,400	28,461	(160,509)
Transfers between funds		-	-	-	-
Net movement in funds		(90,939)	119,400	28,461	(160,509)
Reconciliation of funds:					
Total funds brought forward		580,175	107,829	688,004	848,513
Total funds carried forward		489,236	227,229	716,465	688,004

All of the above results are derived from continuing activities.
There were no other recognised gains or losses other than those stated above.
The attached notes form part of these financial statements.

Union Chapel Project

Balance sheet

As at 31 March 2021

	Note	Group 2021 £	Group 2020 £	Charity 2021 £	Charity 2020 £
Fixed assets:					
Tangible assets	11	111,744	152,165	91,047	106,397
Investments	12	-	-	6	6
		<u>111,744</u>	<u>152,165</u>	<u>91,053</u>	<u>106,403</u>
Current assets:					
Stock	13	3,108	6,283	-	-
Debtors	14	87,045	294,913	349,591	360,263
Cash at bank and in hand		881,627	873,130	327,387	183,987
		<u>971,780</u>	<u>1,174,326</u>	<u>676,978</u>	<u>544,249</u>
Liabilities:					
Creditors: amounts falling due within one year	15	<u>(367,059)</u>	<u>(638,487)</u>	<u>(38,496)</u>	<u>(75,933)</u>
Net current assets / (liabilities)		<u>604,721</u>	<u>535,839</u>	<u>638,482</u>	<u>468,316</u>
Total net assets / (liabilities)		<u>716,465</u>	<u>688,004</u>	<u>729,535</u>	<u>574,720</u>
Funds	16				
Restricted funds		227,229	107,829	122,857	24,500
Unrestricted funds:					
General funds		239,236	330,175	206,678	300,220
Designated funds - Capital Project		250,000	250,000	250,000	250,000
Designated funds - Trading Subsidiary Loan		-	-	150,000	-
Total unrestricted funds		<u>489,236</u>	<u>580,175</u>	<u>606,678</u>	<u>550,220</u>
Total funds		<u>716,465</u>	<u>688,004</u>	<u>729,535</u>	<u>574,720</u>

The financial statements have been prepared in accordance with the special provisions for small companies under Part15 of the Companies Act 2006.

Approved by the trustees on
and signed on their behalf by:

P. Walker 15th February 2022

P Walker
Chair

Company registration no. 2583801

The attached notes form part of the financial statements.

Union Chapel Project
Consolidated Statement of cash flows
For the year ended 31 March 2021

	Note	2021 £	2021 £	2020 £	2020 £
Cash flows from operating activities:					
Net cash provided by / (used in) operating activities	18		19,294		(299,485)
Cash flows from investing activities:					
Interest/ rent/ dividends from investments		741		1,998	
Sale/ (purchase) of fixed assets		(11,538)		(100,363)	
Cash provided by / (used in) investing activities			(10,797)		(98,365)
Cash flows from financing activities:					
Repayments of borrowing		-		-	
Cash inflows from new borrowing		-		-	
Receipt of endowment		-		-	
Cash provided by / (used in) financing activities			-		-
Change in cash and cash equivalents in the year			8,497		(397,850)
Cash and cash equivalents at the beginning of the year			873,130		1,270,980
Change in cash and cash equivalents due to exchange rate movements			-		-
Cash and cash equivalents at the end of the year	19		881,627		873,130

Union Chapel Project
Notes to the financial statements
For the year ended 31 March 2021

1 Accounting policies

a) Basis of preparation

The financial statements have been prepared 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 - effective 1 January 2015) - (Charities SORP FRS 102) and the Companies Act 2006.

The charitable company 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 or note.

b) Reconciliation with previously Generally Accepted Accounting Practice (GAAP)

In preparing the accounts, the trustees have considered whether in applying the accounting policies required by FRS 102 and the Charities SORP FRS 102 a restatement of comparative items was required.

c) Going concern

The trustees consider that there are no material uncertainties about the group's ability to continue as a going concern. The trustees do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

d) Basis of consolidation

These financial statements consolidate the results of the charity and its wholly-owned subsidiaries Union Chapel Directions Limited and the Margins Project on a line by line basis. Transactions and balances between the charity and its subsidiaries have been eliminated from the consolidated financial statements. Balances between the companies are disclosed in the notes of the charity's balance sheet. A separate statement of financial activities, or income and expenditure account, for the charity itself is not presented because the charity has taken advantage of the exemptions afforded by section 408 of the Companies Act 2006.

e) Incoming resources

Incoming resources are recognised in the period in which the group is entitled to receive them and the amount can be measured with reasonable certainty and it is probable that income will be received. Income is deferred only when the group has to fulfil conditions before becoming entitled to it or where the donor or funder has specified that the income is to be expended in a future accounting period.

Grants from government and other agencies have been included as income from activities in furtherance of the group's objectives where these amount to a contract for services, but as donations where the money is given in response to an appeal or with greater freedom of use, for example monies for core funding.

The value placed on donated services (gifts in kind) is the estimated value to the group of the service or facility received which is the price the group estimates it would pay in the open market for a service or facility of equivalent utility to the group.

f) Resources expended

Expenditure is included in the statement of financial activities when incurred and includes attributable VAT which cannot be recovered.

Resources expended comprise the following:

- a. The costs of generating funds comprises the expenditure incurred by the trading company and consists of salaries, direct costs and overheads.
- b. The costs of activities in furtherance of the charity's objectives comprise expenditure on the charity's primary charitable purposes as described in the directors' report, i.e. the promotion and restoration of Union Chapel, Islington.
- c. Support costs represent indirect charitable expenditure. In order to carry out the primary purposes of the group it is necessary to provide support in the form of financial procedures, provision of office services and equipment and a suitable working environment and have been allocated based on staff time.

Conservation and Repairs	25%
Community Engagement	25%
Margins	25%
Raising Funds	25%

Union Chapel Project
Notes to the financial statements
For the year ended 31 March 2021

1. Accounting policies (continued)

g) Tangible fixed assets

Assets costing in excess of £1,000 and with an expected useful life exceeding one year are capitalised.

Costs relating to the repair of the Chapel are not capitalised and are expensed in the year incurred. The costs are incurred under the management agreement with the Church and Union Chapel Project do not therefore have ownership of these works.

Depreciation is charged on these assets at the following annual rates in order to write them off over their estimated useful

Staging & Equipment	25% per annum based on cost
Fixtures & Fittings	25% per annum based on cost
Fire Protection System	10% per annum based on cost

h) Investments

Investments in subsidiary companies are stated in the charity at cost.

i) Stocks

Bar stocks, comprising alcohol and soft drinks are valued at the lower of cost and net realisable value.

j) Leased assets

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged to the statement of financial activities on a straight line basis over the life of the lease.

Assets purchased under hire purchase agreements are capitalised as fixed assets. Obligations under such agreements are included in creditors. Charges are written off to the SOFA over the period of the agreement so as to produce a constant periodic rate of charge.

k) Fund accounting

The general fund comprises those monies which may be used towards meeting the charitable objectives of the group and which may be applied at the discretion of the directors.

The restricted funds are monies raised for, and their use restricted to, a specific purpose, or donations subject to donor-imposed conditions.

Union Chapel Project
Notes to the financial statements
For the year ended 31 March 2021

2 Detailed comparatives for the consolidated statement of financial activities

	2020 Unrestricted £	2020 Restricted £	2020 Total £
Income from:			
Grants and donations	17,990	77,211	95,201
Charitable activities:			-
Conservation and Repairs	-	80,550	80,550
Community Engagement	-	26,850	26,850
Homelessness project - "Margins"		164,700	164,700
Other trading activities	1,318,204	36,874	1,355,078
Investments	1,834	164	1,998
Total income	<u>1,338,028</u>	<u>386,349</u>	<u>1,724,377</u>
Expenditure on:			
Raising funds	1,113,157	36,873	1,150,030
Charitable activities:			
Conservation and Repairs	166,685	151,565	318,250
Community Engagement	99,933	3,850	103,783
Homelessness project - "Margins"	77,781	235,042	312,823
Total expenditure	<u>1,457,555</u>	<u>427,330</u>	<u>1,884,886</u>
Net income / expenditure before gains / (losses) on investments	(119,528)	(40,981)	(160,509)
Net gains / (losses) on investments	-	-	-
Net income / expenditure	<u>(119,528)</u>	<u>(40,981)</u>	<u>(160,509)</u>
Transfers between funds	(34,455)	34,455	-
Net movement in funds	(153,983)	(6,526)	(160,509)
Total funds brought forward	734,158	114,355	848,513
Total funds carried forward	<u><u>580,175</u></u>	<u><u>107,829</u></u>	<u><u>688,004</u></u>

3 Income from donations and legacies

	Unrestricted £	Restricted £	2021 Total £	2020 Total £
Grants Donations:				
Contributions from Union Chapel	16,000	-	16,000	16,000
Contributions from Friends of Union Chapel	-	3,200	3,200	3,000
General donations	105,206	25,206	130,412	76,201
	<u>121,206</u>	<u>28,406</u>	<u>149,612</u>	<u>95,201</u>

Union Chapel Project
Notes to the financial statements
For the year ended 31 March 2021

4 Income from charitable activities

	Unrestricted £	Restricted £	2021 Total £	2020 Total £
Building Conservation and Repairs				
The National Lottery Heritage Fund	-	-	-	43,050
Greater London Authority	-	-	-	37,500
Historic England	-	39,767	39,767	-
Historic England - Emergency Response	-	14,722	14,722	-
Wolfson Foundation	-	65,000	65,000	-
Total	-	119,489	119,489	80,550
Community Engagement				
PRS Foundation	-	-	-	3,500
Arts Council England	-	19,364	19,364	21,000
Brereton	-	1,500	1,500	-
D'oye Carte	-	3,000	3,000	-
Three Monkeys Trust	-	1,000	1,000	-
LBI	-	1,200	1,200	2,350
Total	-	26,064	26,064	26,850
Homelessness project- "Margins"				
London Catalyst Grant	-	-	-	1,000
London Community Foundation	-	9,725	9,725	2,500
Edward Gostling Foundation	-	-	-	5,000
Anonymous Trust	-	15,000	15,000	15,000
LB Islington - Local Initiative Fund	-	600	600	2,255
London Housing Foundation	-	-	-	7,500
Margins Café	-	-	-	60,045
Marsh Christian Trust	-	-	-	600
MVM Charitable Trust	-	-	-	300
Pret Foundation Trust	-	10,000	10,000	18,000
Allan Charitable Trust	-	2,000	2,000	1,500
The Grace Trust	-	-	-	1,000
Inner London Magistrates Court	-	5,000	5,000	5,000
Mrs Smith & Mount Grant	-	-	-	5,000
The Slaughter & May Charitable Trust	-	30,000	30,000	30,000
Streetsmart	-	-	-	10,000
Arsenal Foundation	-	2,200	2,200	-
Charities Aid Foundation	-	45,390	45,390	-
Cloudesley – Welfare Grants Programme	-	3,303	3,303	-
Crisis Covid-19 Emergency Grant	-	5,000	5,000	-
Fishmongers Trust	-	3,000	3,000	-
Homeless Link	-	20,000	20,000	-
London Funders - Wave 1	-	5,000	5,000	-
London Funders - Wave 4	-	4,000	4,000	-
Richard Cloudsley Fund	-	15,000	15,000	-
Streets of London	-	3,000	3,000	-
The Albert Hunt Trust	-	5,000	5,000	-
The Leslie Aldridge Trust	-	10,000	10,000	-
The Lund Trust	-	2,500	2,500	-
VCS Partnership	-	3,750	3,750	-
CJRS Fund	-	32,136	32,136	-
Total	-	231,604	231,604	164,700
Other Grants				
Oak Foundation	77,000	-	77,000	-
Paul Hamlyn Foundation	40,000	-	40,000	-
Arts Council	-	23,078	23,078	-
London Funders	-	22,150	22,150	-
National Lottery Community Fund	-	75,873	75,873	-
ACE CRF 1	-	134,629	134,629	-
Total	117,000	255,730	372,730	-
Total income from charitable activities	117,000	632,887	749,887	272,100

Union Chapel Project
Notes to the financial statements
For the year ended 31 March 2021

5 Income from other trading activities

	Unrestricted	Restricted	2021	2020
	£	£	Total	Total
	£	£	£	£
Conservation & Repairs	-	-	-	-
Community Engagement	-	3,325	3,325	36,874
Homeless Project 'Margins'	-	-	-	-
Fundraising Income	13,880	-	13,880	22,248
Miscellaneous Income	19,410	-	19,410	19,246
CJRS Income	275,093	-	275,093	-
Charity	<u>308,383</u>	<u>3,325</u>	<u>311,708</u>	<u>78,369</u>
Trading company turnover	65,907	-	65,907	1,276,710
Group	<u>374,290</u>	<u>3,325</u>	<u>377,615</u>	<u>1,355,078</u>

6 Income from investments

	Unrestricted	Restricted	2021	2020
	£	£	Total	Total
	£	£	£	£
Bank interest	697	44	741	1,998
	<u>697</u>	<u>44</u>	<u>741</u>	<u>1,998</u>

Union Chapel Project
Notes to the financial statements
For the year ended 31 March 2021

7 Analysis of expenditure

	Basis of allocation	Charitable activities			Cost of raising funds	Support costs	2021 Total	2020 Total
		Conservation & Repairs	Community Engagement	Homelessness project "Margins"				
		£	£	£				
Staff costs	Direct	35,509	23,635	161,109	373,926	217,376	931,850	
Conservation & Repairs	Direct	74,633	-	-	-	-	212,450	
Community Engagement Homelessness project "Margins"	Direct	-	29,975	-	-	-	48,261	
Fundraising costs	Direct	-	-	62,362	-	-	66,833	
	Direct	-	-	-	61,262	-	531,981	
	Direct	-	-	-	-	-	-	
Support costs	Staff time	-	-	-	-	-	-	
Staff/Vol expenses		-	-	-	-	1,512	5,655	
Equipment		-	-	-	-	7,614	1,744	
Marketing		-	-	-	-	10,579	304	
Building Maint.		-	-	-	-	17,778	17,472	
Office Expenses		-	-	-	-	19,311	13,667	
Rent		-	-	-	-	16,000	10,173	
Heat & Light		-	-	-	-	9,346	7,953	
Insurance		-	-	-	-	24,448	13,634	
Bank charges		-	-	-	-	161	350	
Depreciation		-	-	-	-	51,959	6,420	
Professional Fees		-	-	-	-	14,684	6,017	
Sundry		-	-	-	-	36,214	10,123	
		110,142	53,610	223,471	435,188	426,982	1,884,886	
Support costs		105,408	105,408	105,408	105,408	(421,633)	-	
Governance costs		1,337	1,337	1,337	1,337	(5,349)	-	
Total expenditure 2021		216,887	160,356	330,217	541,934	-	1,249,393	
Total expenditure 2020		318,250	103,783	312,823	1,150,030	-	1,884,886	

7a Analysis of expenditure (prior year)

	Basis of	Charitable activities			Cost of raising funds	Support	2020 Total	2019 Total
		Conservation	Community	Homelessness				
		£	£	£				
Staff costs	Direct	37,742	16,631	168,209	608,328	100,940	805,190	
Conservation & Repairs	Direct	212,450	-	-	-	-	92,321	
Community Engagement Homelessness project	Direct	-	48,261	-	-	-	96,394	
Fundraising costs	Direct	-	-	66,833	-	-	90,002	
	Direct	-	-	-	531,980	-	606,976	
	Direct	-	-	-	-	-	-	
Support costs	Staff time	-	-	-	-	-	-	
Staff/Vol expenses		-	-	-	-	5,655	-	
Equipment		-	-	-	-	1,744	6,655	
Marketing		-	-	-	-	304	(90)	
Building Maint.		-	-	-	-	17,472	8,776	
Office Expenses		-	-	-	-	13,667	20,379	
Rent		-	-	-	-	10,173	9,671	
Heat & Light		-	-	-	-	7,953	5,855	
Insurance		-	-	-	-	13,634	12,487	
Bank charges		-	-	-	-	350	87	
Depreciation		-	-	-	-	6,420	17,292	
Audit & Accountancy		-	-	-	-	6,017	7,033	
Sundry		-	-	-	-	10,123	8,611	
		250,192	64,892	235,042	1,140,308	194,452	1,787,639	
Support costs		65,488	37,422	74,844	9,355	(187,109)	-	
Governance costs		2,570	1,469	2,937	367	(7,343)	-	
Total expenditure 2020		318,250	103,783	312,823	1,150,030	-	1,884,886	
Total expenditure 2019		169,254	140,604	310,433	1,167,348	-	1,787,639	

Union Chapel Project
Notes to the financial statements
For the year ended 31 March 2021

8 Net income / (expenditure) for the year

This is stated after charging / (crediting):	2021	2020
	£	£
Operating lease rentals:		
Property	16,000	16,000
Depreciation	51,959	47,300
Interest payable	-	-
Auditor's remuneration:		
Audit fees	4,023	6,017
Other services	1,650	1,603
Trustees' indemnity insurance	1,326	1,326

9 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

Staff costs were as follows:	2021	2020
	£	£
Salaries and wages	755,096	858,619
Social security costs	44,623	58,364
Employer's contribution to defined contribution pension schemes	11,836	14,865
	811,555	931,848

One employee earned more than £60,000 (2020:£Nil).

The total employee benefits including pension contributions of the key management personnel were £143,501 (2020: £249,924).

The charity trustees were not paid or received any other benefits from employment with the Company or its subsidiary in the year (2020: £nil) neither were they reimbursed expenses during the year (2020: £nil). No charity trustee received payment for professional or other services supplied to the charity (2020: £nil).

Staff numbers

The average number of employees (head count based on number of staff employed) during the year was as follows:

	2021	2020
	No.	No.
Charitable activities	6.6	15.6
Raising Funds	46.3	52.3
Support	5.8	8.8
Governance	0.3	0.3
	59.0	77.0

Six staff are full time employee and all other staff work on a part time basis. The average number of employees, expressed as full time equivalents was 12 (2020:28)

10 Taxation

The charitable company is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

Union Chapel Project
Notes to the financial statements
For the year ended 31 March 2021

11 Group Tangible fixed assets	Fire Protection	Fixtures and fittings	Staging and equipment	Equipment held under hire purchase contract	Total £
	£	£	£	£	
Cost					
At the start of the year	64,399	165,209	222,177	65,390	517,175
Additions in year	-	11,538	-	-	11,538
Disposals in year	-	-	-	-	-
At the end of the year	<u>64,399</u>	<u>165,209</u>	<u>222,177</u>	<u>65,390</u>	<u>528,713</u>
Depreciation					
At the start of the year	4,590	105,872	189,158	65,390	365,010
Charge for the year	11,441	23,497	17,022	-	51,959
Eliminated on disposal	-	-	-	-	-
At the end of the year	<u>16,031</u>	<u>129,368</u>	<u>206,180</u>	<u>65,390</u>	<u>416,969</u>
Net book value					
At the end of the year	<u>48,368</u>	<u>35,841</u>	<u>15,997</u>	-	<u>111,744</u>
At the start of the year	<u>59,809</u>	<u>59,338</u>	<u>33,019</u>	-	<u>152,165</u>

Charity Tangible fixed assets	Fire Protection	Fixtures and fittings	Staging and equipment	Equipment held under hire purchase contract	Total £
	£	£	£	£	
Cost					
At the start of the year	64,398	107,491	-	-	171,889
Additions in year	-	6,389	-	-	6,389
Disposals in year	-	-	-	-	-
At the end of the year	<u>64,398</u>	<u>113,880</u>	-	-	<u>178,278</u>
Depreciation					
At the start of the year	4,590	60,902	-	-	65,492
Charge for the year	11,441	10,298	-	-	21,738
Eliminated on disposal	-	-	-	-	-
At the end of the year	<u>16,031</u>	<u>71,200</u>	-	-	<u>87,230</u>
Net book value					
At the end of the year	<u>48,367</u>	<u>42,680</u>	-	-	<u>91,047</u>
At the start of the year	<u>59,808</u>	<u>46,589</u>	-	-	<u>106,397</u>

12 Investments

Union Chapel Directions Ltd

At 31 March 2020 Union Chapel Project owned the entire called up share capital of 6 ordinary £1 shares in Union Chapel Directions Limited, a company incorporated in the United Kingdom.

Union Chapel Directions Limited (UCD) operates a bar and provides hall hire for events held by Union Chapel Project. The subsidiary company donates its taxable profit to Union Chapel Project by Gift Aid. A summary of the subsidiary company's trading results is shown below. Accounts will be filed with the Registrar of Companies.

Union Chapel Project
Notes to the financial statements
For the year ended 31 March 2021

	2021 £	2020 £
Turnover	291,071	1,288,365
Cost of sales	<u>(208,484)</u>	<u>(654,728)</u>
Gross profit	82,587	633,637
Other income	361	1,248
Administration expenses	<u>(233,107)</u>	<u>(409,886)</u>
Profit before taxation	(150,159)	224,999
Tax on profit	<u>-</u>	<u>-</u>
Profit for the financial year	<u>(150,159)</u>	<u>224,999</u>
Profit and loss reserves at the beginning of the year	32,593	58,248
Profit and total comprehensive income for the year	<u>(150,159)</u>	<u>224,999</u>
Gift aid to Union Chapel Project	<u>-</u>	<u>(250,654)</u>
Profit and loss reserves at the year end	<u>(117,566)</u>	<u>32,593</u>

The Parent Charity has provided a short-term loan of £150,000 for the 2021/22 financial year at an interest rate of 5.5% APR, repayable by 30th September 2022. The purpose of the loan is to offset losses incurred as a direct result of Covid-19 pandemic.

The Margins Project

On 25 July 2013 the semi-autonomous Homelessness project "Margins", that had previously been a project within Union Chapel Project, became a Charitable Incorporated Organisation (CIO) and subsidiary charity of Union Chapel Project.

The Margins Project operates with the Chapel building and provides support services for homeless people that include a Crisis Services, a Cafe Training Programme and Support Services. A summary of the subsidiary charity's results for the period to 31 March 2021 is shown below. Independently examined accounts will be filed with the Charity Commission.

	2021 £
Income Resources	254,677
Resources Expended	<u>(228,820)</u>
Net movement in funds	25,857
Funds brought forward	<u>84,106</u>
Total funds carried forward	<u>109,963</u>

At 31 March 2021, the total funds of The Margins Project amounted to £109,963 of which £26,581 was restricted and £83,382 was unrestricted.

	Group 2021 £	Group 2020 £	Charity 2021 £	Charity 2020 £
13 Stock				
Alcohol and soft drinks	<u>3,108</u>	6,283	-	-
	<u>3,108</u>	<u>6,283</u>	<u>-</u>	<u>-</u>
14 Debtors				
Trade debtors	-	197,713	-	-
Amount due from subsidiary (UCD)	-	-	161,208	188,284
Other debtors (The Margins Project)	-	-	62,555	-
VAT	1,807	-	54,013	82,463
Prepayments	58,859	56,022	56,124	50,981
Accrued income	<u>26,379</u>	41,178	<u>15,691</u>	38,535
	<u>87,045</u>	<u>294,913</u>	<u>349,591</u>	<u>360,262</u>

Union Chapel Project
Notes to the financial statements
For the year ended 31 March 2021

15 Creditors: amounts falling due within one year	Group 2021 £	Group 2020 £	Charity 2021 £	Charity 2020 £
Trade creditors	26,363	43,440	19,182	34,120
Taxation and social security	1,445	22,391	1,241	13,625
VAT	-	6,057	-	-
Accruals and deferred income	339,251	566,599	18,073	28,188
	<u>367,059</u>	<u>638,487</u>	<u>38,496</u>	<u>75,933</u>

Deferred income	Group 2021 £	Group 2020 £	Charity 2021 £	Charity 2020 £
Balance at the beginning of the year	177,959	222,267	-	-
Amount released to income in the year	(177,959)	(222,267)	-	-
Amount deferred in the year	28,732	177,959	-	-
Balance at the end of the year	<u>28,732</u>	<u>177,959</u>	<u>-</u>	<u>-</u>

Deferred income comprises of customer invoices raised in/prior to 2021 for commercial trading activity that will take place in 2022.

16 Analysis of net assets between funds	General unrestricted £	Designated £	Restricted £	Total funds £
Tangible fixed assets	111,744	-	-	111,744
Net current assets	127,492	250,000	227,229	604,721
Net assets at the end of the year	<u>239,236</u>	<u>250,000</u>	<u>227,229</u>	<u>716,465</u>

The trustees have set aside £250,000 as Designated Funds for future activities associated with future capital works.

16a Analysis of net assets between funds (prior year)	General unrestricted £	Designated £	Restricted £	Total funds £
Tangible fixed assets	152,165	-	-	152,165
Net current assets	178,010	250,000	107,829	535,839
Net assets at the end of the year	<u>330,175</u>	<u>250,000</u>	<u>107,829</u>	<u>688,004</u>

The directors have set aside £250,000 as Designated Funds for future activities associated with the masterplan.

17 Movements in funds	At the start of the year £	Incoming resources & gains £	Outgoing resources & losses £	Transfers £	At the end of the year £
Restricted funds:					
Conservation & Repairs	-	118,422	118,422	-	-
Sunday School Project	-	66,677	-	-	66,677
Community Engagement	33,043	93,697	66,833	-	59,907
Homelessness project - "Margins"	74,786	318,609	292,750	-	100,645
Raising Funds	-	67,258	67,258	-	-
Total restricted funds	<u>107,829</u>	<u>664,661</u>	<u>545,261</u>	<u>-</u>	<u>227,229</u>
Total unrestricted funds	<u>580,175</u>	<u>613,193</u>	<u>704,132</u>	<u>-</u>	<u>489,236</u>
Total funds	<u>688,004</u>	<u>1,277,854</u>	<u>1,249,393</u>	<u>-</u>	<u>716,465</u>

Union Chapel Project
Notes to the financial statements
For the year ended 31 March 2021

17a Movements in funds (prior period)	At the start of the year £	Incoming resources & gains £	Outgoing resources & losses £	Transfers £	At the end of the year £
Restricted funds:					
Conservation & Repairs	-	37,694	37,694	-	-
Sunday School Project	-	79,416	113,871	34,455	-
Community Engagement	8,543	28,350	3,850	-	33,043
Homelessness project - "Margins"	105,812	204,016	235,042	-	74,786
Raising Funds	-	36,874	36,874	-	-
Total restricted funds	<u>114,355</u>	<u>386,349</u>	<u>427,330</u>	<u>34,455</u>	<u>107,829</u>
Total unrestricted funds	<u>734,158</u>	<u>1,338,028</u>	<u>1,457,556</u>	<u>(34,455)</u>	<u>580,175</u>
Total funds	<u>848,513</u>	<u>1,715,834</u>	<u>1,884,886</u>	<u>-</u>	<u>688,004</u>

Purposes of restricted funds

Community Engagement

Grants, donations and fundraising activities used towards the running cost of organ outreach activities and other community engagement activities.

Building Conservation & Repairs

Grants, donations and fundraising activities used towards the costs of conservation and repair projects and professional fees.

Homelessness project 'Margins'

Grants, donations, fundraising activities and café profits used towards the running cost of the homelessness project.

The transfer between funds relates to balances paid between Union Chapel Project, Union Chapel Directions Limited and The Margins Project in the year which have been eliminated on consolidation but reflected in the restricted balance carried forward.

Union Chapel Project
Notes to the financial statements
For the year ended 31 March 2021

18 Reconciliation of net income / (expenditure) to net cash flow from operating activities

	2021	2020
	£	£
Net income / (expenditure) for the reporting period (as per the consolidated statement of financial activities)	28,461	(160,509)
Depreciation	51,959	47,300
Interest, rent and dividends from investments	(741)	(1,998)
(Increase)/ decrease in stock	3,175	113
(Increase)/ decrease in debtors	209,675	(5,439)
Increase/ (decrease) in creditors	(273,236)	(178,952)
Net cash provided by / (used in) operating activities	19,294	(299,485)

19 Analysis of cash and cash equivalents

	At 1 April 2020	Cash flows	Other changes	At 31 March 2021
	£	£	£	£
Cash at bank and in hand	696,755	9,499	-	706,254
Deposits (less than three months)	175,031	341	-	175,372
Total cash and cash equivalents	871,786	9,841	-	881,627

20 Operating lease commitments

Total future minimum lease payments under non-cancellable operating leases are as follows:

	Group Property		Charity Property	
	2021	2020	2021	2020
	£	£	£	£
1 year	16,000	16,000	16,000	16,000
2 - 5 years	12,000	12,000	12,000	12,000
	28,000	28,000	28,000	28,000

21 Legal status of the charity

The charity is a company limited by guarantee and has no share capital. Each member is liable to contribute a sum not exceeding £1 in the event of the charity being wound up.

22 Related party transactions

Union Chapel Project paid rent of £16,000 to Union Chapel for use of office space. Union Chapel made an unrelated unrestricted donation of £16,000.

23 Union Chapel

Union Chapel, Islington was founded in 1799 as a union between Non Conformists and local Anglicans.

In 1991 the Chapel set up Union Chapel Project to restore its building and develop the building complex by promoting therein charitable activities beneficial to the community. A management agreement exists between the two organisations.

In January 2015, Union Chapel Project relocated its office to 19b Compton Terrace - owned by the Union Chapel. A commercial rent is paid for this space.