

Company number: 2583801
Charity number: 1010166

Union Chapel Project
Report and Financial Statements
31 March 2022

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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 2022.

Directors & Trustees The directors of the charitable company are its trustee for the purpose of charity law. The directors who served during the period and up to the date of this report were as follows:

Jean Appleyard
Kathryn Dixon
Vaughan Jones
Thomas Linton-Smith
Gordon Montgomery
Philip 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.

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 2021-22 included:

- **Live events, performances and live-streamed/filmed performances** – hosting a range of high calibre music and cultural performances, social justice and community events, and filmed events, with audiences from our local community to international audiences
- **The Margins Project (UCM)** (our charitable subsidiary) which works to provide a range of services that relieve need and hardship and provide opportunities, training/employment and empowerment for people facing homelessness, risk of homelessness or crisis
- **Community Engagement and Empowerment Programmes** - increased community creative programmes and activities, including the New Voices programme and the Community Leaders programme
- **Space hire to arts and community organisations** – supporting theatre productions, filming and community organisations working with local 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, 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, onsite and remotely.

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.

Following the seismic events of 2020-21 - during which Union Chapel faced enormous challenges but also delivered hugely important, impressive, and informative outcomes - the financial year 2021-22 continued to be a hugely challenging year across our operations and activities - from the delivery of events and community activities, to staffing, capacity, finance, fundraising and resources.

However these ongoing circumstances have continued to make our role, aims, and our direction more important, urgent and timely than it was previously. And despite these challenges, Union Chapel was able to return to onsite live events, with high profile artists throughout the year; continuing our important community provision and community emergency response for those hardest hit in the community; and continuing to pilot new programmes and approaches, such as the *New Voices* programme for young people.

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, bringing the chapel space to more people across the globe through filmed and broadcast events, further driving Union Chapel as a family towards our new strategy and direction.

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 2021-22

Union Chapel re-opening, July 2021

Union Chapel was able to re-open for events to the public, for the first time properly in July, with a critically acclaimed socially-distanced residency from No.1 selling and Mercury nominated artist Celeste. The residency was the hottest ticket in town and received widespread critical acclaim from the [NME](#), [The Guardian](#) and [The Evening Standard](#) to name a few. The performance was also streamed across [Everyman](#) cinemas within the UK.

The programming and operations team have delivered successful socially distanced and reduced capacity events from July through to September, which included the return of Live at the Chapel, Lyrix Organix Hybrid Events and Yotam Ottolenghi.

Our first fully capacity sold-out event was with Martha Wainwright, which received five star reviews through tabloid press and blogs. Telegraph review [here](#) and a great article and quote from The Guardian [here](#):

This Islington venue is a jewel: architecturally, artistically. Photos from gigs here exhibit a blissful continuity, each visiting cultural titan dwarfed by that gargantuan stained-glass window. As the Royal Albert Hall's senior press manager, I would be trashing my career if I called this my favourite venue, but let's just say that it's my favourite venue I'm not contractually obliged to promote.



Celeste residency in July



Audience at Martha Wainwright, 20th September

We continued to host popular events throughout September with a consistent and busy diary between October and December. Highlights included Damon Albarn, Frazey Ford, Mammal Hands, Bill Laurance & the Untold Orchestra (which was filmed as part of London Jazz Festival, his stunning show [available to watch here](#)) as well as regulars Live at the Chapel and Intelligence Squared, returning for the first time since March 2020.

Omicron heavily disrupted events in December, January and February, however, we were able to host the high profile and sold out *Mustafa the Poet* in January, as well as hosting Banff for the first time since March 2020.



Damon Albarn



Bill Laurance & the Untold Orchestra

Live Streamed Events and Performances

Throughout the year, we were able to continue our sector-leading role as a venue for live-streamed and filmed

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performances and events, hosting 11 across the year.

This included high profile productions such as Rag N Bone Man's short film for Apple Music, the ITV Mayoral Debates 2021, and Wolf Alice who filmed a special performance of *Lipstick on the Glass* for the popular Welcome Sessions - a stunning one-shot walk through, showcasing the chapel, which received critical acclaim in NME, Rolling Stone and elsewhere. You can watch [here](#).



Wolf Alice Welcome Sessions



ITV Mayoral Debates, 2021

Organ programme

The Autumn/Winter recital series featured a mix of online and live onsite performances. Organists included James Orford, Christian Wilson, Phoebe Tak Man Chow, Katy Silverman and Catherine Harris.

After careful consideration, given the ongoing challenges to international travel impacting on several key artists (and audiences) participating in *Organ Reframed* and the related financial risk, *Organ Reframed* festival was once again postponed, this time to 16th -18th September 2022.

In March 2022 we celebrated the launch of the *Organ Reframed* record label which was set up to continue the legacy of our festival commissions. *Occam XXV* composed by Éliane Radigue and performed by Frederic Blondy sold out the first 1000 CDs on pre-order. We have since pressed an additional 1000 with very limited copies left worldwide. The release was celebrated with a live performance of the piece by Blondy in March 2022.

"The single drone that extends throughout could go twice as long—or more. It feels like breathing, sounds radiant, and leaves the attentive listener in a space of attuned grace"

– Pitchfork

"Occam XXV sets the bar intimidatingly high for whoever gets tagged for Organ Reframed's second release" - Brainwashed



Organ Reframed's first release

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New Voices – artists and events



In 2021-22, we launched our first youth music talent competition, New Voices, specifically for young people from underrepresented backgrounds, supported by Arts Council England (ACE). The programme launched with a performance from Che Lingo, featured in The Voice, followed talent competition engaged over 40 young people from underrepresented backgrounds, with judges including Frank Turner and Emmy the Great.

The shortlisted 15 artists were shared on Union Chapel's Instagram channel with over 8,000 followers giving the artists a strong platform for their work. The final 15 received workshops and support from trained professionals, and were also given bespoke feedback individually by judges which was a form of support in terms of their development.

The competition came a conclusion in December 2021, with 6 young performers performing on the Union Chapel stage alongside headline act Sophia Thakur. The final 6 ended up being an all-female line up which, alongside headliner Sophia Thakur, was empowering to all the young women performing, and positive given recent campaigning around the need for more female artists headlining.

In addition, 30 free tickets to headline show event were given to youth centre partners.

We continued to work in partnership with Lyrix Organix, who went on to train a group of disadvantaged youth in producing hybrid events, with their 2 events occurring at Union Chapel in spring / summer 2022.

'Playing Union Chapel was a huge huge dream of mine. As an emerging artist it's really important to have venues that allow you to play support slots so hopefully this is something that myself and other emerging artists are able to do more of' – **Ashaine White**

It came to a conclusion in December, with 6 young performers performing on the Union Chapel stage alongside headline act Sophia Thakur.

The videos of the successful artists are available to watch here:
<https://www.youtube.com/c/Londonunionchapel/videos>

Community & Social Justice

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

The Margins Project

“There comes a point when we need to stop just pulling people out of the river. We need to go upstream and find out why they are falling in.”

Desmond Tutu.

Crisis Support

In 2021-22, we began slowly to reopen The Margins Drop In in full, after a substantial change in the delivery of the service during the previous year (20-21) due to lockdown & COVID. Due to the pandemic the Drop in service changed to a takeaway only service, serving food outside to adhere to PHE social distancing guidelines; and the Advice Service also became remote and where possible the advisor contacted all registered individuals at The Margins' Project and completed outcomes accordingly.

At this time the service was an outdoor service only meaning comparative figures are not based on a like for like service delivery model, neither for the advice service nor the drop in. as such, we've also compared with pre-pandemic numbers in 19-20, to give a better overview of long term statistical differences occurring over this period.

The Margins Project has fully reopened this year (21-22) and numbers continue to increase, quite substantially in some areas.

Margins Drop-in

- In 21-22, we saw an average of 57 guests each drop in. This is compared to an average 27 guests attended each drop pre-pandemic (19-20) and an average of 50 guests attended each drop in during 20-21¹, outdoor take away food only & remote advice service.
- This therefore shows a substantial 111% increase in attendance over three years from 19-20, and a 13% Increase on 20-21's figures.

This significant increase may be for several reasons, including

- a general increase in those requiring our service post pandemic due to external factors including the cost of living crisis & more people transitioning from legacy benefits onto Universal Credit.
- an increase in awareness of The Margins Project as we were one of the few services that remained open consistently during the lockdown.

We can only speculate as to why the service is more than twice as busy than three years ago but figures this year (21-22) have sustained and show no sign of lessening.



Advice Service

Those attending the Advice service usually arrive with multiple issues requiring different levels of intervention over a sustained period.

81 Unique attendees accessed face to face 560 face to face appointments resulting in 344 outcomes between April 21-

¹ The average attendance for 20-21 is a best estimate as the service took place outdoors due to Covid.

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March 22.

The average Advice Client attended 7 separate appointments resulting in 4 positive outcomes each.

A detailed comparison on the previous year 20-21 does not show a like for like comparison due to very different methods of working during the lockdown.

We can however compare outcomes over the last three years

- 198 Outcomes (19-20) pre-pandemic face to face appointments.
- 388 Outcomes (20-21) during the pandemic: remote telephone working, shorter appointments. (182 people were contacted remotely throughout 20-21, however significantly different working methods were in place during the Pandemic, with limited face to face - & therefore does not compare like for like.
- 344 Outcomes (21-22) post-pandemic hybrid working both face to face and remotely.

Comparing 19-20 there has been a substantial 73% increase in positive outcomes over this period.

Advice Service outcomes 21-22

The key areas we have seen increase in demand and subsequent outcomes are around Universal Credit support; Food bank referrals and food vouchers; and housing/landlord issues; and broader advice and advocacy.

Outcome area	2019-20	2020-21	2021-22	Percentage change in 2-3 years
Universal Credit Support		15	41	180% increase (2.8 times)
Advocacy	31	32	94	203% increase (3 times)
Food bank referrals	19	32	24	26% increase (1.3 times)
Food vouchers		10	31	210% increase
Housing Issues, disrepair, landlord issues	6	16	21	250% increase
Benefit Queries	34	69	27	20% decrease (though a 102% increase in 20-21)
Welfare checks		42	8	80% decrease

There has been a substantial increase in demand and need, with outcomes in all areas at least doubling apart from benefit queries and welfare checks. Some potential explanations

- An increase in Universal Credit support may be due to more people claiming UC during the pandemic.
- The threefold increase in outcomes around advocacy, a broad term covering many aspects of our service including helping find information, discussing options, helping with calls, attending appointments together, encouraging & empowering guests to become more self-reliant.
- Food bank referrals and food vouchers (£5 Sainsbury's vouchers) likely to be a direct impact of the gradual increase in the cost of living which noticeably began effecting those on lower incomes before the additional increase in the cost of utility bills.
- Benefit Queries and welfare checks actually decreased between 20-21 and 21-22; however, demand for both surged during the pandemic, with understandable increases due to enquiries during lockdown and lessons learned showing the importance of carrying these checks out.

In 22/23, the Benefit Advisor's hours increased to full-time, which will allow to begin group work for guests to upskill and empower those in need of basic IT skills and to help guests clarify processes & their understanding around UC to help them better navigate they system independently.

Night Shelter

The night shelter, which operated every winter up until the outbreak of covid in March 2020, remained halted due to ongoing concerns around social distancing in dormitory accommodation during the pandemic.

Supported Employment Programme

Due to the ongoing impact of Covid on events and catering, the supported employment programme was delayed in getting started due to the impact on events and catering.

However, recruitment got underway in autumn, and by spring 2022 we had two trainees successfully participating. Despite the complexity of their situation, both trainees are thriving and creating helpful network of support.

Margins food is proving to be popular, but we need to do more in promoting and making all people appreciate the core purpose and value behind running the Supported Employment Programme.

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Community Leaders & New Voices

- The Community Leaders programme was showcased to the national CoCreating Change Network at their festival at Battersea Arts Centre in November 2021
- This included a live performance and legislative session as an example of best practice. The session led to three new policy commitments from 3 arts organisations including Union Chapel (committing to staff wellbeing programme) and Battersea Arts Centre



Union Chapel Community Leaders event at CoCreating Change Festival, November 2021

The New Voices programme highlighted under aim 1 also contributed to our aims under Aim 2 around community engagement, engaging with over 40 young people from underrepresented backgrounds through the programme. 30 free tickets to headline show event were given to youth centre partners:

‘The young people were very impressed with the talent. They also said that they never knew what went on inside the building. There’s definitely a whole group of kids that just don’t go to gigs, so they never get to experience it and get the feeling that live performances aren’t for them, so this was a great opportunity.’

Youth Centre, Islington

Organ Programme

We continued with free weekly lessons with 4 pupils from St Mary Magdalene Academy. We also produced a film for Islington Council’s 11x11 Summer Festival <https://www.islingtoncs.org/node/20633>

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

Despite being moved to online we ran a successful year of the university performance/composition in partnership with Goldsmiths. The series saw 11 new works written by composers at postgraduate level and performed by emerging organists. Our Music Director mentored each pair throughout the process and each piece was filmed and presented as a concert online bit.ly/Mixture2021

We also ran a series of engaging online interactive workshops for adults

- Learning to play a different piece each week guiding participants through the process of preparing for performance live from the Chapel.
- In depth introduction to the music of Bach

Award for Civic Arts Organisations

In March 2022, Union Chapel Project was proud to be shortlisted for the **Award for Civic Arts Organisations**, awarded by Calouste Gulbenkian Foundation, alongside 9 other inspiring organisations.



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 genre from plainchant to Free Jazz. Music in our services is led by an excellent team of musicians. Union Chapel Voices, our vocal group sing at services both as soloists and ensemble. We also have a vocal quartet of classically trained singers, Union Chapel Quartet. We invite guest soloists and instrumentalists. Special services mark the Christian Festivals, Creation season focusing on ecological concerns, Black History Month, LGBTQ+ Pride, Refugee Week, Remembrance Sunday and Holocaust Memorial. Weekly Bible

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Studies are held on Zoom covering a range of theological topics in-depth.

The church has a programme of social justice and community outreach including podcasts, films and speakers. This is an expanding area of work, connecting the Church more closely to Margins and to the wider community. It also supports a non-auditioned community choir, Union Chapel Singers. The church is active online taking advantage of social media with an ever-widening reach for our activities, services and study sessions. The Lent Programme - 'The Beloved Community' explored the central theme of the thinking of Rev Dr Martin Luther King Jnr, through keynote speakers, study and special services. The focal point was a showing of the rarely seen documentary King, from Montgomery to Memphis and an evening of music and poetry entitled 'Beloved'.

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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 2021 - 22

As per previous year, 2021-22 budget for Infrastructure was kept to a minimum, with no major capital works planned in order to preserve funding for heritage and Sunday School project.

We delivered planned and reactive H&S, facilities, maintenance and urgent fabric repair works to maintain the building safe to users and staff. In May 2021 Gavin Murphy, UCP Facilities Manager for five years, left Union Chapel, following which three different Facilities Manager were appointed in succession, causing additional strain to our team. Main reason for deciding to leave was workload and salary level compared to similar position in other organisations. Different approach to facilities by different managers has been beneficial in developing our facilities and H&S policies and maintenance plan, adding tests, templates and regular maintenance works.

Maintenance works

We have carried out several in house planned cleaning and maintenance works (gutter cleanings and unblocking, pews and floorboard repairs, localised decorations etc.) and lots of reactive maintenance works (dealt with flooding of basement due to blocked underground drainage, security issues, door locks, gate repairs, leaking downpipes, roof leaks, taps and toilets, repaired bar fridges, etc.).

The organ's tuning schedule and hydraulics maintenance remained regular with Harrison and Harrison and Duplex.



Example of in house repairs to faulty locks, cracked lead work and blocked drainage.

Health and Safety

- Passed Health and Safety Audit with Ellis Whittam, our competent H&S consultant.
- We have commissioned annual Risk and Fire Risk assessment to competent contractors and implemented recommendations. This is an ongoing project.
- Arranged fire marshals and first aiders trainings
- Provided inductions to new staff members on fire evacuation and to cleaners on the Control Of Substances Hazardous To Health (COSHH) register.
- Created a site induction folder, Covid checklist, cleaning check list, COSHH register and training induction folder.
- Dealt with on going false fire alarm issues, remedial works, all relevant consents from building control, fire brigade, insurance and out of hours call outs. Pro bono work from Mishcon will give us an initial support in trying to claim some costs incurred by UCP to maintain safety of users and buildings while avoiding causing more disturbance to the neighbours.
- Set up accounts and process with construction material suppliers to make orders more cost effective.
- Supported all organisation to comply with Covid restrictions and event team with social distance events.
- Carried out major clear out of building and courtyards.
- Renewed contracts with specialist contractors for testing and maintenance of emergency lights fire extinguishers, fire alarm installation, electrical installation, lightning installation, gas appliances, electric portable appliances testing, pest control, burglar alarm, legionella test.
- Kept accident record book updated and reported to IWG, LT and Board any major accident as

necessary.



Scaffolds to Chapel South aisle south wall.

Remedial works to the electrical installation.

Following urgent remedial works to eliminate C1 and C2 items of the electrical installation, in 2021-22 we have completed all outstanding C3 remedial works for an approximate value of £ 40K + VAT. The next electrical survey report is due in 2024 and we do not expect any major works to the electrical installation until then.

Emergency repairs to Chapel South aisle roof.

Scaffolds were required to investigate and carry out repairs to the Chapel South roof that started leaking in 2021. The leak was due to a blocked gutter and lose lead flashing. Roofer contractor carried out the repair works successfully.

Access from the scaffold identified other issues of the gable walls that will need to be dealt with in 2023-24.

Refurbishment to Foyer, ticket office and wheelchair accessible toilet

With church financial support, the church entrance (ticket office) and west end (foyer, kiosk and royal box) were refurbished, with new carpets, new heaters and tables. A new electric heater was installed in the wheelchair accessible toilet that was also refurbished.

Emergency repairs to Manse Alley Gate

Emergency repairs were necessary in August 2021 when supports to Manse Alley's main gate failed overnight.

By a stroke of luck, when the fixings failed and the gate lost its supports, the gate fell inwards, and the gate was held by the cast iron downpipe behind. We temporarily secured the gate in position, but we had to review access into the building and 19b for safety reasons. Within a couple of weeks Sykes contractor repaired the gate and re- fixed it in good working order. As part of our accessibility program, we will investigate restoring the gate to its original two gates design, lighter and easy to be operated.



New carpet to foyer



Open House/ Heritage Open Day/ Organ Reframed social distanced concert; Volunteers

Heritage Program

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- We completed [UC Virtual Tour](#) and the production of 9 films [on our Conservation](#) available on UCP website and funded by Historic England Emergency grant received in 2020-21.
- In September 2021 with great support from the Friends and volunteers, we delivered a successful Heritage Open House and Open Day week-end in conjunction with Organ Reframed programme and following Covid restrictions guidelines. We received very positive feedbacks on the day both from volunteers and visitors: *"I loved the building, I think is an interesting place to learn about its history. And for sure it was really nice how the people took care of us volunteers"*.

"I especially enjoyed the fact that it was a HOD-Open House 2021 was a Heritage only event, and the visitors had come specifically for the Tours and Organ concert."

- On 21st March, with Friends support, we kept the chapel open to the public and Richard Wallington and George Allan delivered much appreciated free guided tours for National Lottery #Thank You Day.

The Friends of Union Chapel

Infrastructure would like to thank the Friends for their advise and support given in the preservation of our heritage and in helping keeping the building open to the community during heritage events.

Sunday School Stories Project



SGL image of the Sunday School

August 2021: Workshop lead by The Glass House which provided very useful feedback from partner organisations for the Activity and Interpretation Panel.

Fundraising

2021-22 was a very hard time to fundraise for the Sunday School project, with limited resources from UCP staff, until October 2021, when the new Head of Development joined UCP.

We prior to that we appointed external consultants to submit as many applications as possible in a very difficult fundraising scenario:

- Most Trusts and Foundations of our pipeline were closed or re-directing their funds for emergency response to Covid crisis as per previous year.
- Levelling up strategy of the government didn't and still doesn't support funds or projects based in London.
- In addition to Trust and Foundations, we looked into applying for a loan from Nesta and Triodos bank.

NLHF application

Priority was given to develop the project and prepare all necessary documentation for NLHF application in November 2021 as follows:

October 2021: Zoom Presentation of SSH project to NLHF and formal submission in November 2021, including: Business plan, project program, costs and cashflow forecast, fundraising plan, development of capital works up to RIBA Stage 3 including planning and listed building consent, Maintenance Plan, Sustainability plan, Activity

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Plan, Interpretation Plan, Evaluation Plan, CGI images, workshop deliveries and reports, JD for project new staff (Participation Coordinator and Archivist) in addition to 34 pages NLHF application form.

- February 2022 the UCP chair, CEO, Head of Development and Head of Building & Conservation presented the project to representatives of NLHF commission and in March 2022 we were informed that NLHF had awarded UCP £1,054,500 towards the project, that was a £200K more than we applied for! This additional fund made unnecessary to apply for a loan
- By the end of March the total fundraising was the following, excluding the additional £150K from our reserves pledged by the Board:

TARGET:	£1,766,823
ACHIEVED March 2022:	£388,375
NLHF CONTRIBUTION:	£1,054,500
OUTSTANDING March 2022:	£323,948



Financial Independence and Sustainability

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

Fundraising

Summary of achievements 2021-22

After the UCP team pivoted towards substantial fundraising efforts in 2020-21, 2021-22 remained a challenging year for earned income from UCD, and fundraising continued to be a growing priority. We continued to secure crisis funds and funds delivering crisis support and related programmes.

- UCP was successful in accessing the Cultural Recovery Fund round 2 in summer 2021, and the final round of Culture Recovery Fund in spring 2022, securing £222,977 in total across both rounds towards the organisation's survival.
- Other particularly successful and notable support came from Oak Foundation, Arts Council England, Henry Smith Foundation, London Borough of Islington.
- This ensured we secured over £633,429 in grants across UCP and UCM during the year. Whilst some of this contributed towards new projects and activity, the majority of these funds were either core cost recovery, unrestricted, or capital works / conservation - contributing to the survival and future of our organisations.
- We also ran a second successful Crowdfunder in winter 2021, with over 600 people donating £41,022 towards both our survival as an organisation, and towards our Sunday School campaign.
- We were joined by a new Head of Development. Poppy Reindorp in November 2021 bringing with her a wealth of experience in income generation, business development and project management across the arts and social welfare sectors having previously worked at Cardboard Citizens, Mosaic Clubhouse and Sadlers Wells.
- We were also supported by Achatés Philanthropy on our Sunday School campaign, and Keda Consultancy on other smaller bids. Thanks to them both for their support.
- We received a major donation of £50K towards Margins/ Community Work in November.
- At the end of the financial year, and despite our wider challenges, we successfully passed the National Lottery Heritage Fund Round 2, securing £1.1m towards our ambitious Sunday School capital programme.

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.

Summary of achievements 2021-22

Venue:

- In total across the year we hosted 82 live events with audiences. Our first live events restarted in July 2021, with the socially distanced Celeste residency. Throughout the rest of the financial year, we continued events with the required restrictions and best practice. Our diary returned to being quite full in the autumn, but then was heavily impacted by the Omicron wave, which impacted on cancellations and reschedules in December, January and February 2022.
- Due to social distancing limitations, the bar was not able to operate until later in the year, in late October, when we were able to trial the passport approach in line with wider sector practice. As restrictions eased across the financial year, the bar was able to return to previous operations, however its performance was impacted by decreased audience numbers and staffing.

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- Throughout the year, we found audience attendance and ticket sales a lot slower than pre-Covid figures; with an average 30% audience drop-off for rescheduled events (substantially higher than the 10% drop-off pre-covid) and ticket sales 20% lower than pre-Covid. These were sector-wide trends, with the wider sector experiencing similar impact if not greater.

In total, we hosted 11 livestreams and recorded events during 2021-22.

Space hire

As with 2020-21, in 2021-22 our space hire remained the most reliable and consistent source of earned income. During the year, we welcomed Company Three back to both the Sunday School Hall and Upper Hall for their summer workshops for teenagers in our local community. We also welcomed Wise Children for four week rehearsals of Baghdad Café at the Old Vic; the Almeida, and Kenny Wax rehearsing West End show 'Magic Goes Wrong' before it went to the West End.



Wise Children in Sunday School Hall



Rum Shack Glastonbury special filmed in the chapel

Marketing and Profile

Despite being impacted as a venue, we continued to receive a number of high profile coverage from the likes of BBC, Channel 4 and national press; and events filmed at reached over 2 million people.

Digital reach

As highlighted in our last annual report, prior to 2020, Union Chapel started out at a disadvantage with a comparatively minimal digital footprint and engagement. This was something we worked hard to change, with a revised website, refreshed logo, devoted Digital Content Lead and series of high profile livestreamed events. This has continued to improve over 2021-22. Despite not having a full time team in place:

- In total, we reached an estimated audience close to 15 million!ⁱ
- We hosted a lot of filmed events in this time, such as ITV's London Mayoral Debate stream and broadcast, Wolf Alice, Bill Laurance, and Celeste stream and cinema event. These enjoyed at least **1,876,052 views**
- In addition, ITV's London Mayoral Debate reached an estimated TV audience of 14 million.
- Following from our previous lockdown year of introducing digital output to bring the Union Chapel to our audience at home, our video views across our own Facebook and YouTube reached **21k**. Combined with the Union Chapel content from external channels, this brings our **views to over 1,897,126**. Our own YouTube channel saw views from **16 countries** with **UK views of 29%** and the highest age group being **28% 25-34 year olds** with **97% male** viewers
- Our What's On marketing mailing list reached **50,563** recipients. Within this period, we gained over **283k** email opens, which is an average of 35%, with those readers reaching over **17k** click links for an average of 6%
- Our website saw **1,549,158** page views (134% YOY increase) from **210,256** users (133% YOY increase) over **367,764** sessions (176% YOY increase). Most of our traffic came from the **UK at 87%** but reached **86 countries**
- Our crowdfunder campaign was a press highlight that hit BBC London TV News (approx **18 million** viewers), radio stations BBC London and Virgin Radio (combined **2 million** listener reach), and online publications Evening Standard, Time Out, and NME (potential combined **59 million** visitors)
- Our social media channels saw over **500** new posts with impressions reaching over **3 million** and engagements of over **80k**. Our Facebook page is liked by followers in **45 countries**, with **76% from the UK**. Our likes are split to **59% female** with the highest percentage age group being **33% 35-44 year olds**
- Top social media posts included The [Mirror article on Twitter](#) (268,450 Impressions,) [Crowdfunder on Twitter](#) (81,473 Impressions), [Amy Winehouse on Facebook](#) (8745 Impressions) and [New Voices on](#)

Union Chapel Project

Report and financial statements for the year ended 31 March 2022

[Facebook](#) (1102 Impressions).

Press - Highlights:

Union Chapel received a number of high profile press coverage throughout 2021-22.

- This included a wonderful full-page spread in The Mirror detailing the range of our work over the previous year - [Famous venue supported thousands through pandemic, The Mirror \(2 July 2021\)](#).
- The Community Leaders project received local press in April 2021 - [Healthcare, homelessness and sexism issues faced in Zoom, Islington Gazette](#); and our CEO Michael Chandler had an opinion piece about the potential impact of the Protest Bill published in the Big Issue online.
- Radio: BBC Radio London twice - Michael Chandler interviewed for BBC London's *Back to Business* Day on The Robert Elms Show (April); and Vaughan Jones interviewed on Jo Good Show. London One Radio
- Conferences & podcasts: Culture Geek, Creative Lives (podcast and conference)
- Feature of the health of the live music industry post covid in Evening Standard.
- Our Christmas events at Union Chapel gained coverage in Evening Standard and Londonist.

Our re-opening in July 2021 with the high profile Celeste residency was acclaimed in the press:

- 4 stars **** in [The Observer](#) - *'A spellbinding return to the spotlight'*
- 4 stars **** in [The Guardian](#) - *'Endowed with husky but powerful pipes, she could atomise the stained-glass window above the stage... As a post-lockdown tonic, it works'*
- 5 stars ***** in [The Telegraph](#) (attached) - *'Kitted out as a 1920s jazz bar, with lamps dotted among the audience and spotlights picking out drifts of dust, the Union Chapel suited Celeste's music of seduction and betrayal like cigarettes and a whiskey soda.'*
- (also available to read on [MSN](#))
- 4 stars **** in [The Times](#) - *'Celeste's concert was the first since the Union Chapel closed its doors in March 2020 and she was a suitable choice, a poised, elegant performer with a restrained take on classic jazz and soul.'*

◆◆ REVIEW

Celeste, Union Chapel, review: true Blues swagger – and a soul-shaking voice

★★★★★ 5/5

Performing for the first time since the pandemic, the young singer staked her claim to Nina Simone's throne in this rocketing gig

By Alex Duggan
8 July 2021, 5:00pm

Related Topics
Brit Awards, Rhythm and blues music



Twitter Facebook Email

Between October and December we received a range of strong coverage, covering some key events, New Voices programme (including from [The Voice](#)) and nomination for the Award for Civic Arts Organisation,

As the Omicron wave hit, Union Chapel's situation, the impact on our financial stability and Crowdfunder were prominently highlighted in a number of mainstream media outlets, and was featured in a number of media outlets including the [Evening Standard](#), [BBC news](#), [NME](#), Islington Gazette – further highlighting the progress and positioning of our PR work over the last 2 years.

Crowdfunder coverage highlights included enlisting the support of Norman Cook. Stories and interviews with BBC London TV News, BBC London Radio Jo Good and Eddy Temple Morris on Virgin Radio, Time Out, NME, Evening Standard, Islington Gazette.

Throughout the year we worked with Bullet PR and TPR on our PR, and our Digital Content specialist Laura Frost and her team to develop and deliver our marketing / digital content – thank you to all of them for supporting us this year.

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.

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 appetite and role around 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 potential with our own inhouse equipment, partnerships and more hires with production companies etc – both monetized for general audiences and free content for all around the world
- Supporting the delayed return of Organ ReFramed in 2022
- Recognising the particular impact this has had on upcoming artists and young people, supporting upcoming artists and performers, through more schemes like the *New Voices* youth talent programme

***Aim 2** – recognizing the particular impact the pandemic has had and will continue to have, as well as the growing concerns around the cost of living crisis, on the hardest hit in our communities:*

Priorities

- Continuing to review the Margins service, relaunch a supported employment programme for the community, and develop more advocacy, outreach and partnership approaches to link to the UCP community programme
- Further exploring our model of support, inspiration and empowerment for target groups, piloted in 2020 and 2021, ahead of the Sunday School programme, exploring how we better engage and empower:
 - 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 continue to be used by the wider community, continuing to share our rich and powerful heritage with that community, and working towards NLHF Stage 2 and the redevelopment of the Sunday School:*

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, towards NLHF stage 2 and the Sunday School project
- 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

Union Chapel Project

Report and financial statements for the year ended 31 March 2022

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, and segue into the SSH programme in the coming years
- Secure longer term resilience through increasing regular donations, 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

Income generation

- Rebuilding the Events and Bar teams to ensure appropriate capacity across the year's activities
- Building space hire and promoter income back up to nearer pre-pandemic levels
- Maximising income from space hire and events, through numbered seating, continued film productions, and other commercial opportunities.

Finance

- Recruit a new Head of Finance, to oversee finance going forwards
- 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

- Appoint a new Marketing Manager to lead on our marketing, and 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.

Digital

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

Despite venues and wider society slowly opening up again, 2022-23 remains hugely uncertain, with many ongoing challenges for organisations and communities. But some of the hard work undertaken in 2020-21 and 2021-22 will set the course for the years to come.

4. Financial Review

In summary:

- Total income was up 3% £1.32m (2021: £1.28m) and
- Total expenditure decreased by 1.8% to £1.02m (2021: £1.25m), resulting in a
- Surplus of £295,330 (2021: £28,461)

Income

Total income for the year was £1.32m (2021: £1.28m) a 3% increase.

- **Donations**
Income from donations decreased by 35% to £97,266 (2021: £149,612)
- **Income from charitable activities**
Overall income from charitable activities decreased by 16% to £633,429 (2021: £749,887).
- **Other Trading Activities (Fundraising)**
Union Chapel Directions Ltd, UCP's trading subsidiary turnover increased by 83%. Last year's income was lower as a direct result of the Covid-19 pandemic.

A breakdown of UCP's income during the financial year 2021/22 show that income from donations was 7% (2021: 12%), resources from charitable activities was 48% (2021: 59%) and resources from other trading activities was 45% (2021: 29%)

Expenditure

Total expenditure was £1.02m (2021: £1.25m) a 1.8% decrease. This was due to a decrease of in the cost of raising funds to £183,068 (2021: £563,920).

A breakdown of UCP expenditure during the financial year 2021/22 show that of total costs: 'generating funds' represent 18% (2021: 45%) and 'charitable activities' represent 82% (2021: 55%).

Balance Sheet

The balance sheet shows total net assets of £1,011,795 (2021: £716,465). Included in total net assets is an amount of £556,457 (2021: £227,229) 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 £354,147 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 2022, the total funds were £1,011,795 of which restricted funds was £556,457. The trustees have examined the requirements and nature of the charity's work and agreed that of the unrestricted funds:

- £78,210: Invested in Tangible fixed assets
- £354,147: Designated funds set aside to meet capital works which will take place in future year
- £72,981 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 four 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.

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

The Leadership Team meets at least 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. During 2020-21, the Leadership Team reduced in size from 6 to 2.8 FTE during the financial year. During 2021-22, this slowly grew, to eventually be 4.8 FTE staff by March 2022.

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 is delivered by its paid staff with specific responsibility for activities within the building. The permanent full time complement of staff for the year was 7 full-time and 10 part time (excluding casual staff). The organisation was supported by a team of approximately 25 volunteers.

Governance review

Throughout 2020-21 and 2021-22 a substantial review of governance and structural relations between Union Chapel Project and the Margins Project was conducted. It was agreed that the current and future community and social justice offer across UCP and Margins would be reviewed and consolidated over the coming years to be delivered by a single entity. A further exploration is now underway to develop this, with anticipated plans being developed for implementation in 2024.

Diversity and Representation

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.

Union Chapel Project

Report and financial statements for the year ended 31 March 2022

Selection criteria and procedures are reviewed to ensure that individuals are selected, promoted and treated on the basis of their relevant merits and abilities. Equal opportunities data is collected to review and ensure recruitment processes are engaging with diverse applicants, and particularly applicants with protected characteristics or underrepresented in the organisation or sector, and to inform the shortlisting process to ensure applicants at interview stage represent the diversity of applicants received. Diversity reviews are undertaken to ensure Union Chapel is improving our representation of our local communities across the organisation; retaining staff, casuals, volunteers and trustees/directors from diverse backgrounds; and always improving our procedures, culture, engagement, development and approach around diversity, equality and representation.

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 and retirement of trustees

As stated in the Articles of Association there should currently 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 at any time, but must be formally 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 (AGM).

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.

In 2021-22, the UCP board adopted a revised Terms of Reference, which clarified roles and responsibilities between UCP trustees and Leadership Team staff included specific lengths of terms for trustees, with each trustee shall retire from office at the third Annual General Meeting following the commencement of his or her term of office, and a total term limit of 3 terms of 3 years.

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

Trustee Induction and Training

New trustees undergo an orientation process 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 impact of the pandemic on planned and actual activity and income; post-pandemic staffing and capacity; 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 Leadership Team and boards keep both onsite procedures, activities, income generating plans under regular review to manage and mitigate the impact of the pandemic and external financial and social circumstances as best as possible, in line with sector best practice

Union Chapel Project

Report and financial statements for the year ended 31 March 2022

- The Leadership Team and boards are working to implement new measures to recruit, retain and develop staff and casual workers as the organisations rebuild post-pandemic
- The Development Team have been working hard to identify and secure funds through grants and donations, and develop a new Fundraising Strategy, to support our capital works programme and key core activity
- The Infrastructure Working Group continues to focus on the fabric of the building and its restoration and refurbishment. Health and safety remains a major factor in such an historic building and this monitored continually. Quinquennial inspections and the recent appointment of a health and safety consultancy in conjunction with our insurance company, ensure that issues are identified and can be acted on.
- The Events Team and Building/Facilities staff continue to work closely with our neighbours to ensure minimal disruption including a self-imposed curfew and noise restrictions for performers, working with Islington Council to manage crowd control, and management of other potential and actual disruptions.
- 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 regularly reviewing 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 risks identified.

4. 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, and has engaged with qualified fundraising consultants on specific campaigns (e.g. the Sunday School capital programme). Fundraising activities are for capital works and arts and community activities within the organisation's aims and objectives.

The Head of Development 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 and increasing, fundraising is not currently 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 and tap to donate points on site – these are voluntary cash & card collections and are held at the end of specific 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
- 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.

5. 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

P Walker
Chair of the Trustees

30/01/2023

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 2022 which comprise the Consolidated Statement of Financial Activities, the Group's and Charity's Balance Sheets, the Group's statement of cash flows and the related notes. 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).

Opinion on financial statements

In our opinion the financial statements:

-) give a true and fair view of the state of the Charity's and Group's affairs as at 31 March 2022 and of its income and expenditure for the year then ended:
-) have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
-) 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

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

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.

Independent Auditor's Report

To the members of

Union Chapel Project

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.

Opinion on other matter 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 where 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; or
-) the financial statements are not in agreement with the accounting records and returns; or
-) certain disclosures of trustees' remuneration specified by law are not made; or
-) we have not received all the information and explanations we require for our audit.

Responsibilities of the trustees

As explained more fully in the Trustees' Responsibilities Statement, the trustees (who are also the directors of the charity for the purposes of company law) 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.

Independent Auditor's Report

To the members of

Union Chapel Project

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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud are set out below.

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

-) We enquired of management, which included obtaining and reviewing supporting documentation, concerning the charity's policies and procedures relating to:
 -) Detecting, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;
 -) Detecting of the risks of fraud and responding whether they have knowledge of any actual or suspected fraud;
 -) The internal controls in place to mitigate risks related to fraud or non-compliance with laws and regulations.
-) We obtained an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the charity from our professional and sector experience.
-) We performed analytical procedures to detect any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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.

Independent Auditor's Report

To the members of

Union Chapel Project

Use of our 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 and 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)
for and on behalf of
Goldwins Limited
Statutory Auditor
Chartered Accountants
75 Maygrove Road
West Hampstead
London NW6 2EG

30/01/2023

Union Chapel Project
Consolidated Statement of Financial Activities
(incorporating an income and expenditure account)
For the year ended 31 March 2022

		Unrestricted Funds £	Restricted Funds £	2022 Total Funds £	2021 Total Funds £
Income from:					
Donations	3	90,778	6,488	97,266	149,612
<i>Charitable activities:</i>	4				
Conservation & Repairs		-	104,147	104,147	119,489
Community Engagement		-	-	-	26,064
Homelessness project - "Margins"		8,230	95,072	103,302	231,604
Other Grants		70,855	355,125	425,980	372,730
Trading & other activities	5	575,736	9,117	584,853	377,615
Investment income	6	167	-	167	741
Total income		745,766	569,949	1,315,715	1,277,854
Expenditure on:					
Raising funds	7	145,790	37,278	183,068	541,934
<i>Charitable activities:</i>	7				
Conservation & Repairs		171,960	60,383	232,343	216,887
Community Engagement		266,650	12,411	279,061	160,356
Homelessness project - "Margins"		173,590	152,323	325,913	330,217
Total expenditure		757,990	262,395	1,020,385	1,249,393
Net income / (expenditure) before net gains / (losses) on investments		(12,224)	307,554	295,330	28,461
Net gains / (losses) on investments		-	-	-	-
Net income / (expenditure) for the year	8	(12,224)	307,554	295,330	28,461
Transfers between funds		(21,674)	21,674	-	-
Net movement in funds		(33,898)	329,228	295,330	28,461
Reconciliation of funds:					
Total funds brought forward		489,236	227,229	716,465	688,004
Total funds carried forward		455,338	556,457	1,011,795	716,465

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 2022

		Group 2022 £	Group 2021 £	Charity 2022 £	Charity 2021 £
Fixed assets:					
Tangible assets	11	78,210	111,744	68,430	91,047
Investments	12	-	-	6	6
		<u>78,210</u>	<u>111,744</u>	<u>68,436</u>	<u>91,053</u>
Current assets:					
Stock	13	3,108	3,108	-	-
Debtors	14	417,113	87,045	730,981	349,591
Cash at bank and in hand		<u>1,195,832</u>	<u>881,627</u>	<u>195,882</u>	<u>327,387</u>
		1,616,053	971,780	926,863	676,978
Liabilities:					
Creditors: amounts falling due within one year	15	<u>(682,468)</u>	<u>(367,059)</u>	<u>(45,386)</u>	<u>(38,496)</u>
Net current assets		<u>933,585</u>	<u>604,721</u>	<u>881,477</u>	<u>638,482</u>
Total net assets		<u>1,011,795</u>	<u>716,465</u>	<u>949,913</u>	<u>729,535</u>
Funds	16				
Restricted funds		556,457	227,229	174,130	122,857
Unrestricted funds:					
General funds		101,192	239,236	421,636	206,678
Designated funds - Capital Project		354,147	250,000	354,147	250,000
Designated funds - Trading Subsidiary Loan		-	-	-	150,000
Total unrestricted funds		<u>455,338</u>	<u>489,236</u>	<u>775,782</u>	<u>606,678</u>
Total funds		<u>1,011,795</u>	<u>716,465</u>	<u>949,913</u>	<u>729,535</u>

Approved by the trustees on 30/01/2023
and signed on their behalf by:

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 2022

	Note	2022 £	2022 £	2021 £	2021 £
Cash flows from operating activities:					
Net cash provided by / (used in) operating activities	18		319,452		19,294
Cash flows from investing activities:					
Interest/ rent/ dividends from investments		167		741	
Sale/ (purchase) of fixed assets		(5,415)		(11,538)	
			(5,248)		(10,797)
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			314,204		8,497
Cash and cash equivalents at the beginning of the year			881,627		873,130
Change in cash and cash equivalents due to exchange rate movements			-		-
Cash and cash equivalents at the end of the year	19		1,195,832		881,627

Union Chapel Project
Notes to the financial statements
For the year ended 31 March 2022

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 and group 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) Income

Income is recognised in the period in which the group is entitled to receive it 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) Expenditure

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

Expenditure comprises of 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 2022

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 lives:

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 2022

2 Detailed comparatives for the consolidated statement of financial activities

	2021 Unrestricted £	2021 Restricted £	2021 Total £
Income from:			
Grants and donations	121,206	28,406	149,612
Charitable activities:			
Conservation and Repairs	-	119,489	119,489
Community Engagement	-	26,064	26,064
Homelessness project - "Margins"	-	231,604	231,604
Other Grants	117,000	255,730	372,730
Trading & other activities	374,290	3,325	377,615
Investment income	697	44	741
Total income	<u>613,193</u>	<u>664,661</u>	<u>1,277,854</u>
Expenditure on:			
Raising funds	474,676	67,258	541,934
Charitable activities:			
Conservation and Repairs	98,466	118,422	216,888
Community Engagement	93,523	66,833	160,356
Homelessness project - "Margins"	37,467	292,750	330,217
Total expenditure	<u>704,132</u>	<u>545,261</u>	<u>1,249,393</u>
Net income / expenditure before gains / (losses) on investments	(90,939)	119,400	28,461
Net gains / (losses) on investments	-	-	-
Net income / expenditure	<u>(90,939)</u>	<u>119,400</u>	<u>28,461</u>
Transfers between funds	-	-	-
Net movement in funds	(90,939)	119,400	28,461
Total funds brought forward	580,175	107,829	688,004
Total funds carried forward	<u>489,236</u>	<u>227,229</u>	<u>716,465</u>

3 Income from donations and legacies

	Unrestricted £	Restricted £	2022 Total £	2021 Total £
Grants Donations:				
Contributions from Union Chapel	16,081	-	16,081	16,000
Contributions from Friends of Union Chapel	-	-	-	3,200
General donations	74,697	6,488	81,185	130,412
	<u>90,778</u>	<u>6,488</u>	<u>97,266</u>	<u>149,612</u>

Union Chapel Project
Notes to the financial statements
For the year ended 31 March 2022

4 Income from charitable activities

	Unrestricted	Restricted	2022 Total	2021 Total
	£	£	£	£
Building Conservation and Repairs				
All Churches	-	31,000	31,000	-
Good Box Machine	-	27,597	27,597	-
Friends of Union Chapel	-	2,500	2,500	-
The National Lottery Heritage Fund	-	43,050	43,050	-
Historic England	-	-	-	39,767
Historic England - Emergency Response	-	-	-	14,722
Wolfson Foundation	-	-	-	65,000
Total	-	104,147	104,147	119,489
Community Engagement				
Arts Council England	-	-	-	19,364
Brereton	-	-	-	1,500
D'oyle Carte	-	-	-	3,000
Three Monkeys Trust	-	-	-	1,000
LBI	-	-	-	1,200
Total	-	-	-	26,064
Homelessness project- "Margins"				
London Community Foundation	-	-	-	9,725
Anonymous Trust	-	-	-	15,000
LB Islington - Local Initiative Fund	-	-	-	600
London Housing Foundation	-	7,500	7,500	-
Margins Café	8,230	-	8,230	-
St Marys Islington	-	1,400	1,400	-
Pret Foundation Trust	-	10,000	10,000	10,000
Allan Charitable Trust	-	-	-	2,000
Inner London Magistrates Court	-	-	-	5,000
The Grocers Charity	-	-	-	-
The Slaughter & May Charitable Trust	-	14,500	14,500	30,000
Arsenal Foundation	-	-	-	2,200
Charities Aid Foundation	-	-	-	45,390
Cloudesley – Welfare Grants Programme	-	46,672	46,672	3,303
Crisis Covid-19 Emergency Grant	-	-	-	5,000
Fishmongers Trust	-	-	-	3,000
Homeless Link	-	-	-	20,000
London Funders - Wave 1	-	-	-	5,000
London Funders - Wave 4	-	-	-	4,000
Richard Cloudsley Fund	-	-	-	15,000
Streets of London	-	-	-	3,000
The Albert Hunt Trust	-	-	-	5,000
The Leslie Aldridge Trust	-	-	-	10,000
The Lund Trust	-	-	-	2,500
VCS Partnership	-	15,000	15,000	3,750
CJRS Fund	-	-	-	32,136
Total	8,230	95,072	103,302	231,604
Other Grants				
Albert Hunt Trust	5,000	-	5,000	-
Anonymous Grant	705	-	705	-
The Grocers Charity	5,000	-	5,000	-
The 29th May Charitable Trust	6,000	-	6,000	-
Garfield Weston Foundation	20,000	-	20,000	-
Brewin Dolphin	250	-	250	-
Charities Aid	7,500	-	7,500	-
Oak Foundation	-	84,750	84,750	77,000
Paul Hamlyn Foundation	-	-	-	40,000
Arts Council	-	250,467	250,467	23,078
Marsh Charitable Trust	700	-	700	-
London Funders	-	-	-	22,150
London Borough of Islington	-	15,000	15,000	-
Inner London Magistrates	5,000	-	5,000	-
Heritage at Risk	-	4,908	4,908	-
Carpenter Rose	15,000	-	15,000	-
National Lottery Community Fund	-	-	-	75,873
ACE CRF 1	-	-	-	134,629
Orbis Investment- Buchanan Programme	4,200	-	4,200	-
Allan Charitable Trust	1,500	-	1,500	-
Total	70,855	355,125	425,980	372,730
Total income from charitable activities	79,085	554,344	633,429	749,887

Union Chapel Project
Notes to the financial statements
For the year ended 31 March 2022

5 Income from other trading activities

	Unrestricted	Restricted	2022 Total	2021 Total
	£	£	£	£
Community Engagement	13,302	-	13,302	3,325
Fundraising Income	-	-	-	13,880
Miscellaneous Income	35,272	-	35,272	19,410
CJRS Income	-	9,117	9,117	275,093
Charity	<u>48,574</u>	<u>9,117</u>	<u>57,691</u>	<u>311,708</u>
Trading company turnover	527,162	-	527,162	65,907
Group	<u>575,736</u>	<u>9,117</u>	<u>584,853</u>	<u>377,615</u>

6 Income from investments

	Unrestricted	Restricted	2022 Total	2021 Total
	£	£	£	£
Bank interest	167	-	167	741
	<u>167</u>	<u>-</u>	<u>167</u>	<u>741</u>

Union Chapel Project
Notes to the financial statements
For the year ended 31 March 2022

7 Analysis of expenditure

		Charitable activities							
	Basis of allocation	Conservation & Repairs	Community Engagement	Homelessness project "Margins"	Cost of raising funds	Support costs	2022 Total	2021 Total	
		£	£	£	£	£	£	£	
Staff costs	Direct	35,359	12,990	171,181	9,188	308,053	536,770	811,555	
Conservation & Repairs	Direct	60,382	-	-	-	26,285	86,667	74,633	
Community Engagement	Direct	-	129,468	-	-	-	129,468	29,975	
Homelessness project "Margins"	Direct	-	-	18,129	-	-	18,129	62,362	
Fundraising costs	Direct	-	-	-	37,278	-	37,278	61,262	
		-	-	-	-	-	-	-	
Staff/Vol expenses		-	-	-	-	-	-	1,512	
Equipment		-	-	-	-	2,213	2,213	7,614	
Marketing		-	-	-	-	17,374	17,374	10,579	
Building Maint.		-	-	-	-	-	-	17,778	
Office Expenses		-	-	-	-	26,799	26,799	19,311	
Rent		-	-	-	-	18,274	18,274	16,000	
Heat & Light		-	-	-	-	21,936	21,936	9,346	
Insurance		-	-	-	-	43,086	43,086	24,448	
Bank charges		-	-	-	-	291	291	161	
Depreciation		-	-	-	-	38,951	38,951	51,959	
Professional Fees		-	-	-	-	13,816	13,816	14,684	
Sundry		-	-	-	-	29,333	29,333	36,214	
		95,741	142,458	189,310	46,466	546,411	1,020,385	1,249,393	
Support costs		136,603	136,603	136,603	136,603	(546,411)	-	-	
Total expenditure 2022		232,343	279,061	325,913	183,068	-	1,020,385	1,249,393	
Total expenditure 2021		216,887	160,355	330,216	541,933	-	-	1,249,393	

7a Analysis of expenditure (prior year)

		Charitable activities							
	Basis of allocation	Conservation & Repairs	Community Engagement	Homelessness project "Margins"	Cost of raising funds	Support costs	2020 Total	2019 Total	
		£	£	£	£	£	£	£	
Staff costs	Direct	35,509	23,635	161,109	373,926	217,376	811,555	931,850	
Conservation & Repairs	Direct	74,633	-	-	-	-	74,633	212,450	
Community Engagement	Direct	-	29,975	-	-	-	29,975	48,261	
Homelessness project "Margins"	Direct	-	-	62,362	-	-	62,362	66,833	
Fundraising costs	Direct	-	-	-	61,262	-	61,262	531,981	
		-	-	-	-	-	-	-	
Support costs	Staff time	-	-	-	-	-	-	-	
Staff/Vol expenses		-	-	-	-	1,512	1,512	5,655	
Equipment		-	-	-	-	7,614	7,614	1,744	
Marketing		-	-	-	-	10,579	10,579	304	
Building Maint.		-	-	-	-	17,778	17,778	17,472	
Office Expenses		-	-	-	-	19,311	19,311	13,667	
Rent		-	-	-	-	16,000	16,000	10,173	
Heat & Light		-	-	-	-	9,346	9,346	7,953	
Insurance		-	-	-	-	24,448	24,448	13,634	
Bank charges		-	-	-	-	161	161	350	
Depreciation		-	-	-	-	51,959	51,959	6,420	
Audit & Accountancy		-	-	-	-	14,684	14,684	6,017	
Sundry		-	-	-	-	36,214	36,214	10,123	
		110,142	53,610	223,471	435,188	426,982	1,249,393	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	160,355	330,216	541,933	-	1,249,393		
Total expenditure 2020		318,250	103,783	312,823	1,150,030	-	-	1,884,886	

Union Chapel Project
Notes to the financial statements
For the year ended 31 March 2022

8 Net income / (expenditure) for the year

This is stated after charging / (crediting):	2022	2021
	£	£
Operating lease rentals:		
Property	16,000	16,000
Depreciation	38,949	51,959
Auditor's remuneration:		
Audit fees	17,550	7,000
Other services	-	1,650
Trustees' indemnity insurance	<u>-</u>	<u>1,326</u>

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

Staff costs were as follows:	2022	2021
	£	£
Salaries and wages	491,663	755,096
Social security costs	35,399	44,623
Employer's contribution to defined contribution pension schemes	9,708	11,836
	<u>536,770</u>	<u>811,555</u>

No employee earned more than £60,000 (2021: £Nil).

The total employee benefits including pension contributions of the key management personnel were £156,698 (2021: £143,501).

The charity trustees were not paid or received any other benefits from employment with the Company or its subsidiary in the year (2021: £nil) neither were they reimbursed expenses during the year (2021: £nil). No charity trustee received payment for professional or other services supplied to the charity (2021: £nil).

Staff numbers

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

	2022	2021
	No.	No.
Charitable activities	7	6.6
Raising Funds	30	46.3
Support	2	5.8
Governance	2	0.3
	<u>41</u>	<u>59</u>

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 2022

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	176,747	222,177	65,390	528,713
Additions in year	5,415	-	-	-	5,415
Disposals in year	-	-	-	-	-
At the end of the year	<u>69,814</u>	<u>176,747</u>	<u>222,177</u>	<u>65,390</u>	<u>534,128</u>
Depreciation					
At the start of the year	16,031	129,368	206,180	65,390	416,969
Charge for the year	6,981	18,215	13,753	-	38,949
Eliminated on disposal	-	-	-	-	-
At the end of the year	<u>23,012</u>	<u>147,583</u>	<u>219,933</u>	<u>65,390</u>	<u>455,918</u>
Net book value					
At the end of the year	<u>46,802</u>	<u>29,164</u>	<u>2,244</u>	<u>-</u>	<u>78,210</u>
At the start of the year	<u>48,368</u>	<u>47,379</u>	<u>15,997</u>	<u>-</u>	<u>111,744</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	113,880	-	-	178,278
Additions in year	5,415	-	-	-	5,415
Disposals in year	-	-	-	-	-
At the end of the year	<u>69,813</u>	<u>113,880</u>	<u>-</u>	<u>-</u>	<u>183,693</u>
Depreciation					
At the start of the year	16,031	71,200	-	-	87,230
Charge for the year	6,981	21,051	-	-	28,032
Eliminated on disposal	-	-	-	-	-
At the end of the year	<u>23,012</u>	<u>92,250</u>	<u>-</u>	<u>-</u>	<u>115,262</u>
Net book value					
At the end of the year	<u>46,801</u>	<u>21,629</u>	<u>-</u>	<u>-</u>	<u>68,430</u>
At the start of the year	<u>48,367</u>	<u>42,680</u>	<u>-</u>	<u>-</u>	<u>91,047</u>

12 Investments

Union Chapel Directions Ltd

At 31 March 2022 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 2022

	2022 £	2021 £
Turnover	532,161	291,071
Cost of sales	<u>(117,058)</u>	<u>(208,484)</u>
Gross profit	415,103	82,587
Other income	42	361
Administration expenses	<u>(162,812)</u>	<u>(233,107)</u>
(Loss)/ Profit before taxation	252,333	(150,159)
Tax on profit	<u>(1,552)</u>	<u>-</u>
(Loss)/ Profit for the financial year	<u>250,781</u>	<u>(150,159)</u>
Profit and loss reserves at the beginning of the year	(117,566)	32,593
Profit and total comprehensive income for the year	250,781	(150,159)
Gift aid to Union Chapel Project	<u>(133,200)</u>	<u>-</u>
Profit and loss reserves at the year end	<u>15</u>	<u>(117,566)</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, which was due to be repaid 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 year to 31 March 2022 is shown below. Independently examined accounts will be filed with the Charity Commission.

	2022 £
Income Resources	185,938
Resources Expended	<u>(234,641)</u>
Net movement in funds	(48,703)
Funds brought forward	<u>109,963</u>
Total funds carried forward	<u>61,260</u>

At 31 March 2022, the total funds of The Margins Project amounted to £61,260 of which £61,260 was restricted and £Nil was unrestricted.

13 Stock	Group	Group	Charity	Charity
	2022	2021	2022	2021
	£	£	£	£
Alcohol and soft drinks	<u>3,108</u>	3,108	-	-
	<u>3,108</u>	<u>3,108</u>	<u>-</u>	<u>-</u>
14 Debtors	Group	Group	Charity	Charity
	2022	2021	2022	2021
	£	£	£	£
Trade debtors	261,516	-	-	-
Amount due from subsidiary (UCD)	-	-	395,196	161,208
Other debtors (The Margins Project)	-	-	74,491	62,555
Other debtors	2,454	-	3,094	-
VAT	3,218	1,807	110,976	54,013
Prepayments	49,261	58,859	46,806	56,124
Accrued income	100,664	26,379	100,418	15,691
	<u>417,113</u>	<u>87,045</u>	<u>730,981</u>	<u>349,591</u>

Union Chapel Project
Notes to the financial statements
For the year ended 31 March 2022

15 Creditors: amounts falling due within one year	Group	Group	Charity	Charity
	2022	2021	2022	2021
	£	£	£	£
Trade creditors	-	26,364	-	19,182
Taxation and social security	28,079	1,445	20,510	1,241
Accruals and deferred income	654,389	339,250	24,876	18,073
	682,468	367,059	45,386	38,496

Deferred income	Group	Group	Charity	Charity
	2022	2021	2022	2021
	£	£	£	£
Balance at the beginning of the year	28,732	177,959	-	-
Amount released to income in the year	(28,732)	(177,959)	-	-
Amount deferred in the year	30,097	28,732	4,000	-
Balance at the end of the year	30,097	28,732	4,000	-

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

16 Analysis of net assets between funds

	General unrestricted	Designated	Restricted	Total funds
	£	£	£	£
Tangible fixed assets	78,210	-	-	78,210
Net current assets	22,982	354,147	556,457	933,586
Net assets at the end of the year	101,192	354,147	556,457	1,011,795

The trustees have set aside £354,147 (2021: £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	111,744	-	-	111,744
Net current assets	127,492	250,000	227,229	604,721
Net assets at the end of the year	239,236	250,000	227,229	716,465

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	-	104,147	60,383	-	43,764
Sunday School Project	62,950	-	-	-	62,950
Community Engagement	63,634	-	12,411	-	51,223
Homelessness project - "Margins"	100,645	450,197	152,323	-	398,519
Raising Funds	-	15,605	37,278	21,674	-
Total restricted funds	227,229	569,949	262,395	21,674	556,457
Total unrestricted funds	489,236	745,766	757,990	(21,674)	455,338
Total funds	716,465	1,315,715	1,020,385	-	1,011,795

Union Chapel Project
Notes to the financial statements
For the year ended 31 March 2022

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	-	114,695	114,695	-	-
Sunday School Project	-	66,677	3,727	-	62,950
Community Engagement	33,043	93,697	63,106	-	63,634
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>660,934</u>	<u>541,534</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>1,274,127</u>	<u>1,245,666</u>	<u>-</u>	<u>716,465</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 2022

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

	2022	2021
	£	£
Net income / (expenditure) for the reporting period (as per the consolidated statement of financial activities)	295,330	28,461
Depreciation	38,951	51,959
Interest, rent and dividends from investments	(167)	(741)
(Increase)/ decrease in stock	-	3,175
(Increase)/ decrease in debtors	(330,068)	209,675
Increase/ (decrease) in creditors	315,407	(273,236)
Net cash provided by / (used in) operating activities	<u>319,452</u>	<u>19,294</u>

19 Analysis of cash and cash equivalents

	At 1 April 2021	Cash flows	Other changes	At 31 March 2022
	£	£	£	£
Cash at bank and in hand	881,627	314,205	-	1,195,832
Total cash and cash equivalents	<u>881,627</u>	<u>314,205</u>	<u>-</u>	<u>1,195,832</u>

20 Operating lease commitments

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

	Group Property		Charity Property	
	2022	2021	2022	2021
	£	£	£	£
1 year	16,000	16,000	16,000	16,000
2 - 5 years	48,000	48,000	48,000	48,000
	<u>64,000</u>	<u>64,000</u>	<u>64,000</u>	<u>64,000</u>

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.