UNION CHAPEL PROJECT

England & Wales · Charity number 1010166

Details

Status	Registered
Legal form	Charitable company
Company number	02583801
Registered	1992-03-27
Register	View on the Charity Commission register

Contact

Address	19B Compton Terrace London N1 2UN
Phone	02071010090
Email	accounts@unionchapel.org.uk
Website	www.unionchapel.org.uk

Activities

Objects: TO PROMOTE FOR THE BENEFIT OF THE PUBLIC THE RESTORATION AND PRESERVATION OF UNION CHAPEL ISLINGTON AND TO PROMOTE THEREIN SUCH PURPOSES AS ARE CHARITABLE ACCORDING TO ENGLISH LAW AND WHICH ARE NOT INCONSISTENT WITH THE BELIEF IN THE LORD JESUS CHRIST AS THE INCARNATE SON OF GOD AND THE REDEEMER OF MEN AND IN THE HOLY SPIRIT AS THE AUTHOR OF SPIRITUAL LIFE AND WITH RECOGNITION OF THE DIVINELY INSPIRED SCRIPTURES OF THE OLD AND NEW TESTAMENTS AS THE SUPREME AND SUFFICIENT RULE OF FAITH AND PRACTICE.

Activities: Union Chapel is an independent secular charity operating within the church building. It has a dual charitable remit to restore the building and to open it up to arts, community and heritage interest. We also run a in house centre called Margins, offering hot meals, winter shelter and advice to people on the margins of society.

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Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** General Charitable Purposes, The Prevention Or Relief Of Poverty, Arts/culture/heritage/science, Environment/conservation/heritage, Economic/community Development/employment
- **Who:** Other Defined Groups, The General Public/mankind

Geography

- **Area of benefit:** ISLINGTON
- Islington

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£2,537,604	£2,200,687	£1,271,580	33
2024-03-31	£1,880,911	£1,719,304	£934,663	38
2023-03-31	£1,509,253	£1,747,993	£773,056	40
2022-03-31	£1,315,715	£1,020,385	£1,011,795	41
2021-03-31	£1,277,854	£1,249,393	£716,465	59

Trustees

Name	Role	Appointed
JEAN APPLEYARD		2020-02-17
Kathryn Louise Dixon		2015-06-08
Kenneth Beech		2025-06-08
Neil Ruckman		2025-06-08
Rev Catherine Bird		2025-01-27
Tom Linton-Smith		2017-05-17

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UNION CHAPEL PROJECT

England & Wales - Charity number 1010166

Accounts

Registered number: 02583801
Charity number: 1010166

Union Chapel Project

(A Company Limited by Guarantee)

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

UNION CHAPEL PROJECT
(A Company Limited by Guarantee)

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UNION CHAPEL PROJECT
(A Company Limited by Guarantee)

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

Trustees	Philip Walker, Chair (Resigned 8 June 2025) Ken Beech, Chair (Appointed 8 June 2025) Jean Appleyard Rev Catherine Bird (Appointed 27 January 2025) Kathryn Dixon Vaughan Jones (Resigned 31 July 2024) Thomas Linton-Smith Gordon Montgomery (Resigned 8 June 2025) Fajer Qasem (Resigned 3 December 2025) Neil Ruckman (Appointed 8 June 2025) Huw Arfon Williams (Appointed 20 June 2024; resigned 27 January 2025)
Company registered number	02583801
Charity registered number	1010166
Registered office	Union Chapel 19b Compton Terrace London N1 2UN
Independent auditors	Goodman Jones LLP 1st Floor, Arthur Stanley House 48-50 Tottenham St London W1T 4RN
Bankers	Barclays Bank plc Leicester LE87 2BB
Solicitors	Bates, Wells and Braithwaite London LLP 10 Queen Street Place London EC4R 1BE

CHAIR'S STATEMENT FOR THE YEAR ENDED 31 MARCH 2025

I was delighted and honoured to be appointed Chair of Trustees at Union Chapel Project at the Annual General Meeting on 8 June 2025. It is a privilege to follow the departing chair, Philip Walker, who retired as both Chair and a Trustee at that meeting.

Philip, alongside his wife Liz, has been a tireless champion of Union Chapel for more than two decades, having been appointed Chair of UCP in 2003 and guided it through both challenges and milestones with great integrity. It is only with the Walkers' contribution that the Chapel is what it is today

Year under review

The year to 31 March 2025 saw the commencement of work on the restoration and repair of the Sunday School after many years of planning. The work continues and is currently expected to conclude in April 2026, when it will be available for both community and commercial use.

One of the impacts of the project has been a reduction in the number of events held in the Chapel and this is reflected in the financial results. The Events team has done an excellent job both with the diversity of the programme and maximising the contribution to the Union Chapel organisation.

The Margins Project maintained its supported employment, drop-in services and cultural programme while expanding its advisory activity providing much needed support to those in Islington and surrounding boroughs in a difficult economic and social climate.

Governance

It has been a very active period for change on the various boards and we are thankful for the past service of those leaving and delighted to welcome new colleagues.
In January 2025, Cathy Bird took up the position of minister of Union Chapel. She is now a valued member of the boards of Union Chapel Project and The Margins Project and has just completed a period as interim chair of the latter.

Simultaneous with my election as Chair of Union Chapel Project, Neil Ruckman, a prominent educationalist was also elected as a trustee. Gordon Montgomery also stepped down from the board of Union Chapel Project after completing 14 years sterling service.

Gordon remains the Chair of our trading subsidiary Union Chapel Directions. His co-directors, Kevin McCarthy and Ray Jones, both stepped down from the board and we have appointed industry professional Lesley Saville. The board of Margins has also changed. Leon Chng has resigned as chair and trustee, with our thanks. I have recently succeeded Cathy Bird as interim Chair and we plan to recruit externally in 2026.

Future plans

The key priority over the next five years is to build resilience into the organisation, operationally and financially. We have successfully continued operating, when many arts venues have failed: rebuilding an exceptional programme of public events, continuing ambitious refurbishment of the old Sunday school building and maintaining support in the local community.

Our ambition is to be viable without financial support to ensure our continuing operation, using the support we can attract from others to improve, develop and broaden our activities across our target areas of heritage, arts and social equality.

We will do this by providing a programme of high-quality arts events, which allows us to restore and maintain this precious building and also serve the local area with a fabulous and welcoming place of worship, a programme of community events and practical help and advice to those in need.

CHAIR'S STATEMENT FOR THE YEAR ENDED 31 MARCH 2025

The year under report was completed without a Chief Executive or Managing Director and I am pleased to announce that, in November 2025, the board has delegated authority to Kathryn Dixon, a long-serving board member to act as Managing Director on an interim basis with the intention that we will seek to recruit a permanent Managing director in 2026. Kathryn is an experienced leader and the board consider that this appointment will improve the governance of the organisation and support staff as we move towards the 150th anniversary of the current building in 2027.

We hope to make this a momentous celebration of the building and its history

Thanks
On behalf of the Board may I thank our hard-working staff who continue to deliver so much. I thank our stewards and volunteers who are crucial to our services and ensuring a wonderful experience for all clients including churchgoers, gig attendees and service users at Margins.

We thank our ever-supportive stakeholders, the Friends of the Union Chapel, the Church, our near neighbours and our many external advisers some of whom work on a pro bono basis. This community, together with our supporters and donors, some private, some public such as the National Lottery Heritage Fund, all contribute to creating the unique and wonderful Union Chapel.

Finally, may I thank my fellow directors and trustees on all our boards, all of whom volunteer their time and expertise, to make this project a success.

Ken Beech
Chair of the Board of Trustees

Date: 28 January 2026

TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2025

The Trustees present their Annual Report together with the audited financial statements of the Charity for the year 1 April 2024 to 31 March 2025. The Annual Report serves the purposes of both a Trustees' report and a directors' report under company law. The Trustees confirm that the Annual Report and financial statements of the charitable company comply with the current statutory requirements, the requirements of the charitable company's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

2. Principal aims, objectives and activities

Union Chapel Project (UCP or the Charity) 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 the 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 2024-25 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 (Margins) –** 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, the risk of homelessness or crisis.
- **Facilities, Conservation & Repairs** - carry out planned and reactive facilities and maintenance works to maintain and preserve the building and its contents safe and in good order to the highest standard.
- **Sunday School Stories Project** - develop and continue the delivery of Sunday School Stories project, capital and activities programme, including the recruitment of Participation Manager and Archivist.
- **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, which hosts 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 Limited (UCD), to fund its charitable activities and cover its operating costs.
This report covers the activities of UCP, UCD and Margins (together The Union Chapel Project).

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 The Union Chapel Project and consider the accessibility of the chapel to those on low incomes by offering free and low-cost activities, onsite and remotely.

3. Achievements and Performance

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.

Summary of achievements 2024-25

The financial year 2024-25 continued to be a challenging year across all our operations and activities – from the delivery of events and community activities, to staffing, capacity, building maintenance, finance, fundraising and resources. Despite these challenges, The Union Chapel Project was able to run a successful programme of onsite live events, with high profile artists throughout the year; continuing our important community provision; plan for further refurbishment of Union Chapel and continuing to pilot new programmes and approaches.

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, further enhancing Union Chapel's reputation as a pioneering arts venue as well as a working church and heritage place.

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.

Events and performances

This year, UCD demonstrated resilience and continued growth amid a challenging landscape for arts venues, many of which faced closures or significant operational difficulties. Our accomplishments are particularly noteworthy given the period during which we had limited access to our spaces, due to the capital works programme and organ restoration during the 2024-25 year.

Despite these challenges, we hosted 182 external events—surpassing last year's already ambitious record—and welcomed over 147,000 audience members. These figures illustrate both our expanding programming and the broad community engagement we continue to foster.

Our core aim—to curate a vibrant, year-round programme of popular and innovative cultural performances—continues to be fulfilled. Highlights include hosting the renowned Jazz Festival Week featuring artists such as Moments Notice, Ganavya, Avishai Cohen, Julia Fordham, and Billy Billingham.

Notably, Jacob Collier sold out and performed at Wembley Arena the night before an intimate, sold-out show at Union Chapel, exemplifying the strong demand for performances at our venue. Paloma Faith's appearance this year further reaffirmed our reputation as a premier destination for major artists.

Beyond live performances, we have strengthened relationships with local schools, successfully hosting multiple borough-based events in collaboration with institutions such as Canonbury School, St Mary Magdalene, and Highgate Wood. We remain committed to increasing diversity in our programming, actively featuring women, non-binary, and LGBTQ+ artists. This year's highlights include performances by Flo, ML Buch, Ezra Furman, Jasmin Myra, and Laura Misch.

Our programming also extended to significant cultural events like the Ocean Film Festival, which spotlighted critical issues such as climate change and ocean pollution.
In addition to traditional live shows, we've strategically expanded into sectors including podcast recordings, spoken word, and social justice events. This initiative has led to new industry partnerships, with these activities now representing approximately 18% of our programming—as compared with 8% in the previous year.
Collaborations with partners like Intelligence Squared and Fane have enabled us to host prominent speakers, including the current Prime Minister, Keir Starmer, alongside Ash Sarker, Mikhail Khodorkovsky, Dr. Karan Rajan, Alistair Campbell, and Emily Thornberry to name a few. These panels and debates serve to diversify our offerings and broaden our reach to new audiences.
Our community engagement remains a vital part of our work, with successful fundraising events supporting charities such as Amos Trust, The Loss Foundation, The PDA Society, and Blood Good Period. We also hosted local initiatives in partnership with Ticket Bank, furthering our social impact and strengthening community ties.
Finally, we had the wonderful opportunity to work with the BBC on the production of "Songs of Praise". Collaborating closely with the Church, this partnership allowed us to share our space on a national platform, highlighting the special role that Union Chapel plays in both cultural and spiritual life.

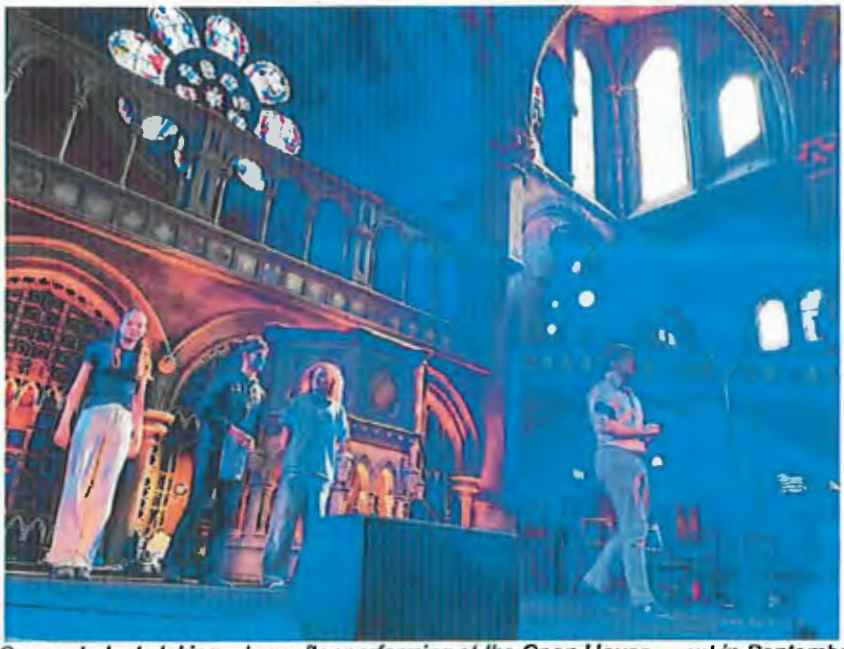
Our dedicated team has achieved this while producing more events than at any other time in our history—remarkably, without operating at full pre-COVID staffing levels. Their unwavering commitment has been instrumental in maintaining our high standards and lively atmosphere.
Our diverse programming continues to reinforce our role as a vital cultural and social hub. The support from our artists, partners, and community members remains fundamental to our success.
Looking ahead, we are committed to expanding our artistic offerings, strengthening community ties, and investing in the necessary resources to ensure sustainable growth and continued relevance.

Organ programme

Organ lessons
We continued to offer free weekly organ lessons during term time with 3 local students from St Mary Magdalene Academy and Central Foundation Boy's School. Students learn 1-to-1 with RCO accredited organ teacher Jeremiah Stephenson.

14-year-old student Z, and his parents say:
"I really like my lessons with Jeremiah, and the organ is an amazing instrument. I never imagined I'd be learning to play it! I really like improvising sounds and pieces to play; they're the best music lessons I've ever had!" - Z
"We're so grateful that Z has had the opportunity to study with Jeremiah at the Union Chapel, he has enjoyed learning to play the organ from his very first lesson. It's a wonderful learning experience and such a joy to see his sincere enthusiasm." - Z's parents

Open House
All three organ students performed at the Open House event on 14 September 2024 to a large and appreciative audience of around 100 guests, with one student performing an original composition or improvisation.



Organ students taking a bow after performing at the Open House event in September 2024

We also ran workshops for young people with the WOOFYT – Wooden One-octave Organ For Young Technologists – led by Jeremy Sampson, exploring the relationship between physics and sound and how the organ produces sound.

"This is one of the best workshops I have ever been to" - parent of a young participant.

School Workshops

In March 2025, we ran a day of interdisciplinary school workshops with 75 students in Years 4-6 at St Mary's C of E Primary School. We had overwhelmingly positive feedback from students and their teachers, who took part in dance and musical composition workshops, and all 75 students had a chance to play the organ themselves.

Some feedback from young participants:
"We got to experience playing the organ and doing silly dances, once in a lifetime opportunity"
"I enjoyed that we actually got to play the organ and not just watch"
"I really liked all of it because it was really inclusive and fun"
"I loved watching everyone have fun"

Community Organ Sessions

We trialled a new initiative in partnership with Margins, to offer creative organ lessons to people experiencing homelessness or social isolation. This trial ran from April to July 2024 with a small number of individuals participating in fortnightly workshops led by our organ teacher.
Following the trial, in October 2025, we will be opening up the scheme more widely and offering these sessions to local community groups in Islington on a weekly basis who would not otherwise have the chance to learn.

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

The Margins Project

The Margins Project (Margins) was established in 1992 to help people experiencing injustices and crisis, particularly those who are experiencing homelessness or living in precarious housing conditions. The charity, although it helps people from across London, most of the people it supports are from the London Borough of Islington and surrounding

boroughs.

Margins aims to support service users to achieve the following outcomes:

- Increase quality of life through accessing better nutritious food, hygiene and safety, access to temporary or permanent accommodation, and the prevention of eviction.
- Improve physical and/or mental health and well-being.
- Improve economic circumstances through access to benefits and employment.
- Improve life skills and employability skills.
- Improve confidence and self-esteem
- Improve links and engagement with mainstream society.

Margins achieves its aims by delivering a coordinated range of programmes and services designed to promote a welcoming space of empowerment and long-term inclusion:

- *Community Drop-in Programme*
  Provides a warm, welcoming, and inclusive space where guests can enjoy nutritious hot meals and access to essential facilities, including showers, laundry, clothing, and emergency hardship support. The programme operates twice weekly and offers immediate relief alongside pathways to further support.
- *Advice and Advocacy Programme*
  Provides guests with an initial assessment and tailored guidance on housing, benefits, and related support needs. The programme also facilitates referrals to specialist agencies for health care, debt management, immigration advice, and domestic abuse support, ensuring individuals can access the right help at the right time.
- *Community Engagement Programme*
  Delivers inclusive and empowering creative workshops—such as poetry, drama, and acting—in collaboration with external partners. These activities support well-being, self-expression, and confidence-building, helping participants strengthen their sense of belonging and community connection.
- *Supported Employment Programme*
  Offers practical training in catering for individuals who have experienced homelessness and wish to develop new skills, build confidence, and prepare for employment or further training. In addition to hands-on experience, participants receive complementary support in areas such as CV development, job search skills, and workplace readiness.

Community Drop-in Programme

During this reporting period, the number of guests using our services has continued to rise. Attendance at each drop-in session averaged 72 people, compared to 65 last year. The Community Drop-in Programme continued to provide essential frontline support to over 402, offering nutritious hot meals, access to showers, laundry, and IT facilities, as well as emergency housing and welfare benefits advice. Guests also had the opportunity to participate in kitchen-based training activities, supporting both skill development and community engagement.

Working collaboratively with the Advice and Engagement and Supported Employment programmes, the Community Drop-in Programme has ensured that guests receive coordinated, holistic support under one roof. Demand for services has more than doubled over the past three years, reflecting both the growing local need and the success of this integrated delivery.

Advice and Engagement Programme

The Advice and Engagement Programme experienced a substantial and sustained increase in demand during the reporting period. A significant proportion of this increase came from newly granted refugees seeking advice, advocacy and practical support as they navigated their new status and associated rights.

While the programme continues to prioritise individuals in acute or urgent need, the overall demand for advice and casework has become overwhelming. We offer support by telephone, email and text, but most of our advice is delivered through face-to-face appointments, as this approach is far more suitable and effective for most of our guests. Where appropriate, individuals are also signposted to specialist services for further or more complex assistance.

During the year, the Advice and Engagement programme delivered the following outcomes:

- 309 unique advice and group engagements, averaging 78 per quarter.
- 387 face-to-face appointments, averaging 97 per quarter.

- 145 newly registered guests, averaging 37 per quarter.
- Over 70 individuals supported with hardship support directly linked to the cost-of-living crisis.
- An increase of 26% in individuals seeking general benefits and housing advice.

The Advice and Engagement programme is devising a system to collect feedback that will inform how Margins can best prioritise the delivery of its services and strengthen opportunities for guest participation in shaping and implementing these services.

Supported Employment Programme

Margins' intensive Supported Employment Programme, which includes tailored job-search support, worked with nine trainees. Referrals came from a range of organisations, including Union Chapel Church, though the majority this year came from the council. The referral pattern from the council proved challenging, as many of the candidates were not yet ready to progress into employment or further training. Consequently, we have returned to accepting referrals from organisations able to clearly identify individuals who would benefit from our programme, including Hillside Clubhouse and St Giles, as well as internal referrals.

Three trainees successfully completed both Stage One and Stage Two of the programme, with one securing paid employment in a restaurant in addition to developing practical skills in food preparation, hygiene and safety, budgeting, healthy eating, customer service, and employability.

Community Engagement Programme

Margins has continued to work, link and liaise closely with various organisations and groups throughout the year: Margins continued to organise events and collaborates with partners to enhance community engagement, including:

- Hosting and collaborating with Islington People's Theatre to deliver weekly community engagement workshops.
- Participating in and taking a leading role in Islington Food Partnership meetings, contributing significantly as a member of the coordinating group.

Margins also facilitated a range of partner visits and activities:

- Four visits by the Council's Rough Sleepers Outreach Team to Margins drop-in services.
- Monthly visits from Islington Library to replenish Margins' book library/collection.
- NHS Trust doctors and nurses visiting Margins services on second Wednesday of a month.
- Supporting the Complex Need Navigators from Islington to conduct a survey on homelessness affecting women, as part of the Council's Gender-Informed research.
- Distributing Islington Council Cost of Living crisis information leaflets and providing referrals to associated workshops.

Union Chapel Church

Union Chapel is the name of the church founded in 1799, which has played an important role in the life of Islington's religious and social life ever since. Union Chapel Project and the Margins Project work closely with the Church to ensure that its buildings are well used and to support people from the London Borough of Islington. The Church is a separately constituted charity (No 1172808), and responsible for its own governance.

The Church holds services each Sunday, with preaching relevant to a challenging context. The church takes full advantage of its organ and musical tradition. A pool of professional musicians enhances the worship with gospel, jazz, and classical music. A Bible Study class takes place every week. Our ever-popular Carols by Candlelight takes place in December. Services and activities are published online. The church also officiates at weddings, including same-sex marriages and memorial services. In June we held our annual Pride service.

The Church also hosts a community choir, Union Chapel Voices, which assists in Sunday services.

Our social justice and community outreach activities have become an important feature in the life of the Church which is under contract with Islington Council to provide wraparound support to asylum seekers in two hotels in the borough. This has drawn the Church closer to The Margins Project.

Activity 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

The repairs and conservation works of Union Chapel building complex are part of a long-term Master Plan, which includes both repairs and capital works to improve health and safety and accessibility to the building for the community to enjoy.

Urgency of repairs is reviewed yearly to update the organisation's priorities and to make sure the planned and necessary repairs and building works remain achievable, viable and desirable, reflecting the needs, priorities and financial position of the organisation.
General repairs and upgrade of the building complex have been kept to a minimum while the organisation rebuilds its finances post-Covid.

Thanks to a generous grant from NLHF, trusts and foundations and private donors, in 2024-25 UCP has commenced the repair and retrofit works of the Sunday School, a project 8 years in the making. This has been a very exciting and busy year for the organisation, with capital works well under way.

Changes to Team Structure:
During the year, we recruited a new Facilities Manager and handed back to Finance and Operations the office management responsibility, which had been temporarily taken on by Infrastructure in February 2024.

Facilities and Maintenance:
We kept delivering reactive and planned preventive maintenance (PPM) and facilities works to conserve and maintain the building ensuring safety for staff and building users. In 2024/25 we commissioned the Electrical Quinquennial Inspection and report, and renewed the Fire Strategy, Regular PPM included maintenance of fire alarm, commissioning of Health and Safety Policy, Fire Risk Assessments, emergency lights and installation tests s, PAT testing, burglar alarm, stair lift maintenance works, gutters and underground drainage cleaning. Safety activity included Fire Marshal and First Aid Courses and fire drills for staff,

In-house repairs to the building:
In 2024-25, we have received the support of 2 fantastic volunteers, with very valuable experience and expertise in carpentry and historic building maintenance. They have been an unexpected asset for and support to maintenance works, increasing our capacity and knowledge in delivering in-house repairs, furniture refurbishment and conservation, repairs to chapel pews, handrails and steps while re-using original material.
The team has become more resilient, learning how to monitor cracks to the building fabric with the support of the structural engineer and attending heritage repair workshops, and webinars.

Repairs to the building by others:

Organ repairs
Thanks to a grant from the Friends of Union Chapel, a humidifier was introduced in August 2024 to Union Chapel organ to prevent further damage to this world class instrument. In January 2025, our organ builders (Harrison and Harrison) dismantled and removed the damaged swell boards and the organ pipes above them to be repaired in their workshop in Durham.
This section of the organ has since been returned, reassembled and re-tuned by Harrison and Harrison in August 2025.

Female toilets in Manse Alley
In January 2025 the flooring to Manse Alley's female toilet was repaired and the finishing renewed with highly sustainable Altro flooring.

Heating

The gas heaters in the bar and chapel have been tested and those in the chapel replaced with electric heaters in late 2025.

Environmental Initiatives

Some major environmental initiatives have been implemented as part of the Sunday School project: introduction of sensor switches, thermal insulation in roof and floor spaces, use of LED lights, use of traditional materials and techniques with low carbon footprint compared to modern alternative ones. Throughout the building, we delivered small improvements to reduce UCP's carbon emission and footprint: replacement of traditional light bulbs with LED lights, promotion of recycling, upcycling and repairing rather than renewing, use of environmentally friendly products, like Altro Flooring and locally sourced paint. We kept participating in Islington Sustainability Group workshops and initiatives and a member of our staff has successfully completed carbon literacy training.

Sunday School Stories Project

Building works

Infrastructure Team remains heavily involved in the management, planning, development and delivery of the Sunday School Stories Project.

Due to high tender values returned, the original planned capital works of repairs and retrofit had to be split into two phases while maintaining the project viable, achievable and desirable. Phase 1 (approx. £1.5m building works) commenced on site in July 2024 including the delivery of all external repairs to the Sunday School. It has now been combined with Phase 2 (approx. £0.7m building works), for which funding was obtained. The completion date for the combined works is now expected by April 2026.

Prior to construction commencing, the Hall was prepared and cleared. We relocated offices and archive materials to areas of the building less affected by the construction activity. We kept working closely with other parts of the organisation to coordinate the safe delivery of the building works while causing as little disruption as possible to planned commercial and community activities.

Activities

Alongside the building works, the Sunday School Stories Activity Plan continued to take shape. It is a programme which includes community workshops and engagement, the archive project and developing interpretation. The programme also offered a range of volunteering experiences and opportunities across the Activity Plan.

Heritage Workshops were successfully completed with 119 people engaged in traditional building techniques onsite including roofing, carpentry, brickwork, sash windows and plaster repairs. An old rediscovered Victorian stage was also reassembled by community participants and volunteers and a manual for its assembly created. Creative volunteers captured the workshops in photos and paintings.

For Union Chapel's collection of documents, clippings, photos, posters, books and more, the archive project is developing its retention policy. A total of 12 volunteers engaged in the archive collection, undertaking research and photography. This year saw the digitisation of some of Union Chapel's oldest and most valuable archives and the first oral history interview took place capturing some key stories of Union Chapel's past. With the Sunday School Activity programme being focussed around the archives, content from the stories of the archive was provided for the development of various activity strands to create exciting and relevant stories for works in progress.

Interpretation plans – the story of Union Chapel, its history, heritage, purpose, work and community - to be installed for the opening of the space have been developing well., Interpretation consultants, This Great Adventure, have met the wider teams on-site to capture the history and key areas of Union Chapel and are developing content, design, graphics and text to tell the story of Union Chapel scheduled to be installed for the opening in 2026.

Heritage programme

Union Chapel has carried on delivering a successful heritage programme in addition to the Sunday School heritage programme:

- Monthly tours of the Chapel delivered by Islington Guided Walking Tour.
- Participation to Open House and Heritage Open Day keeping the building open with free of charge organ workshops, organ recitals and guided tours by Friends of Union Chapel.
- Continued our programme and discussion with Historic England on works required to remove Union Chapel from the Buildings at Risk Register.

The Friends of the Union Chapel

The Friends of the Union Chapel (Friends) help restore and preserve the Union Chapel and organise a variety of activities in the building.

The Union Chapel Project would like to thank the Friends for their advice and support given in the preservation and promotion of our heritage and in helping to keep the building open to the community during heritage events.

The Gardening Group, a collaborative effort between members of the Friends, Union Chapel Church, and Union Chapel Project, have made much progress. Moss and weeds growing on a tiled roof behind No 18 Compton Terrace were removed, and leaves and other debris that had accumulated were cleared. Regular garden maintenance was carried out in the staff garden and courtyard, and plants were donated and added. The small shed leading off the courtyard was decluttered.

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

Fundraising

Despite a challenging financial landscape, total fundraising income reported in the 2024/25 financial year reached £1,141,890. This comprises £345,081 raised for The Margins Project (TMP) and £796,809 for Union Chapel Project (UCP), of which £698,915 was allocated to major projects. It is important to note that some of these funds are multi-year or project-specific and may be reflected in future financial statements.

This year's fundraising strategy focused primarily on grant funding, a decision shaped by current organisational capacity, urgent capital expenditure requirements, and the alignment of existing roles and expertise.

As anticipated, the ongoing impact of the 2022–23 cost-of-living crisis continued to affect fundraising efforts. Increased costs, heightened competition, and a reduction in available grant opportunities—trends echoed across the charitable sector—have all contributed to a more demanding fundraising environment. Notably, capital project costs rose by over 30%, consistent with national trends in heritage capital projects, placing additional pressure on fundraising resources. These challenges will be addressed in forthcoming strategic plans.

In response, the organisation prioritised efforts on critical and time-sensitive initiatives, including:

- The restoration and activation of the Sunday School Hall
- The urgent organ repair and related outreach programme
- Core and project funding for The Margins Project, which continues to see increased demand for its services supporting individuals experiencing homelessness and crisis.
- Sustaining core operational funding

Key Achievements in 2024/25

- Substantial funding secured from The National Lottery Heritage Fund and City Bridge Foundation for future major projects.
- Significant commitments for the organ repair and outreach programme from the National Lottery Heritage Fund, On Organ, and The Radcliffe Trust
- Increased amounts generated through individual donations via the website, campaigns, events (e.g. Open House), and optional contributions at point of sale
- Sustained partnerships with key funders including the Oak Foundation, Henry Smith Foundation, National Lottery Heritage Fund, Cloudesley, and Islington Borough Council
- New funding relationships established, including with City Bridge Foundation, Your Station Your Community Fund, and Streets of London
- Continued engagement with corporate partners, many of whom contributed pro bono expertise and volunteer support.
- Membership income declined by 37% compared to the previous year; however, this still represents a 27% increase since the launch of the new membership scheme in 2023.

Looking Ahead

The current funding climate necessitates a dynamic and responsive fundraising strategy. Future plans will focus on diversifying income streams to ensure sustainability and growth at a manageable pace. Key areas of development include:

- Investment in CRM systems and staffing capacity
- Expansion of individual giving and corporate partnerships
- Engagement with high-net-worth individuals
- Development of fundraising events
- Establishment of a legacy giving programme

These strategic investments will be critical to unlocking new income opportunities and ensuring the long-term resilience of Union Chapel's mission and services.

Union Chapel Directions Limited

Union Chapel Directions Limited (UCD) is a trading subsidiary of UCP and works to support Aims 1 and 4. It operates the venue and curates and supports a programme of popular and innovative cultural performances and activities to enrich London's diverse communities. See Aim 1 for details of activities for the financial year.

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. This enables us to bolster our charitable initiatives and engagement within the community. All profits from the trading subsidiary are Gift Aided to the Charity, in order that it can undertake its charitable aims.

4. Financial review

Summary

Overall, UCP reported a consolidated surplus of £336,917 for the financial year compared with a surplus of £161,607 for 2023-24. Income increased by 35% to £2,537,604 while costs increased by 28% to £2,200,687. Both revenue and expense were impacted significantly by commencement of the construction phase of the Sunday School Stories project. A total of £372,689 of restricted funds spent on the Sunday School project was capitalised during the year. The surplus has been added to retained reserves.

Net funds at 31 March 2025 were £1,270,580, of which £1,166,716 was unrestricted, including £781,646 of designated reserves.

Income

Commercial income fell slightly to £1,304,558 from £1,365,399 in 2023-24. Total non- commercial income for the year rose to £1,221,584 (2024: £539,249) with the main increase being the grants received for the Sunday School and Margins' fundraising.

Expenditure

Expenditure for the year totalled £2,200,687 (2024: £1,719,304), an increase of 28%. The primary reason was the costs expended on the Sunday School Stories project of £512,226 (2024: £50,099). Total staff costs also increased from £939,890 to £1,002,145 as the organisation filled vacant positions.

Balance sheet

The net current assets reduced slightly from £895,848 in 2024 to £853,859 at 31 March 2025 due to the impact of the net deficit. Cash inflow from operations was £255,287 in the year ended 31 March 2025 as compared with £224,201 in the preceding year. Out flows on investment resulted in an overall reduction in net cash of £124,427 (2024: increase £233,173)

Total funds at 31 March 2025 stood at £1,271,580 (2024: £934,663).

Reserves policy

UCP's reserves policy reflects the organisation's objective of balancing the need for financial stability with providing matched funding for various capital works and the ambition to expand the range of services offered.

General reserves at the year-end are reported as £385,040, a reduction of £36,524 over the year. Of total unrestricted funds, £413,346 is set aside for fixed assets. Our reserves policy is based on holding six months' unavoidable unrestricted cost of the charitable entities. The Trustees expect the level of reserves to fall below this level over the next 12-24 months but then to return to the level aimed for in the policy over the following years once the disruption to normal activities caused by major projects is ended.

Building reserves will be achieved through a combination of increasing commercial and unrestricted income from grants and donations whilst closely managing the cost base.

In addition to those held for fixed assets, designated reserves are held for the Sunday School project and certain organ activities.

5. Fundraising Approach

The Union Chapel Project'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 operations 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 the Charity.

The Union Chapel Project 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 and 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 indicating for which project the funds are being raised e.g. the Sunday School
- Crowdfunders – online time-specific campaigns for specific projects or needs, circulated to our members, mailing lists and through our digital channels.
- Specific fundraising events to raise funds – this might be through the purchasing of tickets or donations given 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.
- 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.
- General donations – specific donations page on the website for one off and spontaneous donations

We have not received any complaints about our fundraising approach. Should any donors be unhappy we encourage them get in touch to resolve issues or to complain with our Development Team who will address the complaint in house. Failing a satisfactory resolution, 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 Code of Fundraising Practice which includes treating people fairly and with respect, and specific guidance on people in vulnerable circumstances.

6. Structure, governance and management.

Constitution

Union Chapel Project (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 Minister and the members of the Church. 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. A Finance and Remuneration Sub-Committee also meets four times a year.
The Trustees are responsible for the strategic objectives of the organisation and to review and approve the Charity's annual budget and operational plan. The Board is supported by a Leadership Team comprising managers representing each department.

- Conservation and Repairs
- The Margins Project
- Fundraising and Development
- Music Director of the Organ
- Union Chapel Directions
- Finance and Operations

The Leadership Team meets on a twice-monthly basis and is responsible for achieving operational plans and budgets and focusing on procedures and improvements across the organisation. The charitable subsidiary The Margins Project is supervised by a separate Board of Trustees, and the trading subsidiary Union Chapel Directions Limited 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 complement of staff for the year was 17 full-time and 12 part time (excluding casual staff). The organisation was supported by a team of approximately 25 volunteers.

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.

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 monitor representation across the organisation.

Salaries are reviewed on an annual basis by the Finance and 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 be five (minimum) to seven (maximum) Trustees. One of these Trustees should be the Minister or, if they are unable or unwilling, a person elected by the Church. There should be a further two (minimum) to three (maximum) 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 (AGM).

One of the two non-Church Trustees and one of the three Church-elected Trustees should retire by rotation at each AGM in accordance with who has been longest in office.

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 and specified lengths of terms of office for Trustees. Each Trustee shall retire from office at the third AGM following the commencement of their term of office, with a limit of three terms of office of three years.

All Trustees give their time voluntarily and receive no benefits from the Charity.

Trustee Induction and Training

The Board is currently reviewing the induction and training process for Trustees with a view to agreeing a template to implement across UCP and its subsidiaries.

Risk Management

The Trustees are responsible for overseeing the risk management strategy for the Charity and its subsidiaries. A 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.

The key risks currently facing Union Chapel Project are ensuring ongoing financial stability; funding to support our planned capital works programme; ensuring the health and safety of the building; ensuring sufficient/trained staff and an effective infrastructure to deliver our activities; and consideration of our location in the middle of a residential neighbourhood.

Some of the measures taken to mitigate these risks are the following:

- Leadership Team and boards to keep onsite procedures, activities and income generating plans under regular review to manage external financial and social circumstances as best as possible, and in line with sector best practice.
- Leadership Team and boards to follow internal policies on recruitment, retention and development to ensure an effective, well-trained and motivated team of staff and casual workers are in place.
- The Development Team continues to review and renew its Fundraising Strategy to accommodate and tackle both the changing economic climate and the increased needs of the organisation. The current aim is to strengthen areas that are currently successful to increase resilience and build on existing and new income streams with potential for significant growth
- Ongoing 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 is 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 timely.
- The events team and building/facilities staff continue to work closely with our neighbours to ensure minimal disruption during events including a self-imposed curfew and noise restrictions for performers, working with Islington Council to manage crowd control, and the management of other potential/actual disruptions.
- The Finance and Remuneration Sub-Committee reviews our financial position to ensure we have adequate funds to ensure sustainability and to meet our charitable objectives.
- Therefore, the Trustees are satisfied that systems are in place to mitigate the risks identified.

TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2025 (Continued)

Auditors

The auditors, Goodman Jones LLP, have indicated their willingness to continue in office. The designated Trustees will propose a motion reappointing the auditors at a meeting of the Trustees.

Approved by the Trustees and signed on their behalf by:

Ken Beech
Chair of the Board of Trustees
Date: 28 January 2026

TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2025 (Continued)

Statement of Trustees' responsibilities

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

Company law requires the Trustees to prepare financial statements for each financial year. Under company law, the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Group and the Charity and of their incoming resources and application of resources, including their income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP ;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Group and the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Group and the Charity 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 Group and the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditors

Each of the persons who are Trustees at the time when this Trustees' Report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charitable group's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charitable group's auditors are aware of that information.

Approved by order of the members of the board of Trustees on 28 January 2026 and signed on their behalf by:

Ken Beech

Ken Beech
Chair of the Board of Trustees

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF UNION CHAPEL PROJECT

Opinion

We have audited the financial statements of Union Chapel Project (the 'parent charitable company') and its subsidiaries (the 'group') for the year ended 31 March 2025 which comprise the Consolidated Statement of Financial Activities, the Consolidated Balance Sheet, the Charity Balance Sheet, the Consolidated Statement of Cash Flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Group's and of the parent charitable company's affairs as at 31 March 2025 and of the Group's incoming resources and application of resources, including 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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the Group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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 Group's or the parent charitable company'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 Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the Annual Report other than the financial statements and our Auditors' Report thereon. The Trustees are responsible for the other information contained within the Annual Report. 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. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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 matters prescribed by the Companies Act 2006

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

- the information given in the Trustees' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.
- the Trustees' Report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

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

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

- the parent charitable company has not kept adequate and sufficient accounting records, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent charitable company 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 trustees

As explained more fully in the Trustees' Responsibilities Statement, the Trustees (who are also the directors of the charitable company 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 the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Group's and the parent charitable company'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 Group or the parent charitable company or to cease operations, or have no realistic alternative but to do so.

Auditors' 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 Auditors' 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 is detailed below.

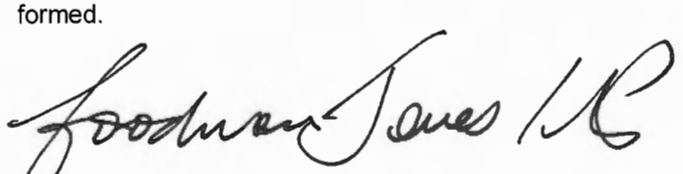
Based on our understanding of the group and sector, we identified that the principal risks of non-compliance with laws and regulations related to sector regulations and unethical and prohibited business practices, and we considered the extent to which noncompliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Companies Act 2006, Charities Act 2011, Charity Commission and UK Tax Legislation. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls). Appropriate audit procedures in response to these risks were carried out. These procedures included:

- Discussions with management, including consideration of known or suspected instances of non-compliance
- with laws and regulation and fraud;
- Reading minutes of meetings of those charged with governance;
- Obtaining and reading correspondence from legal and regulatory bodies including HMRC;
- Identifying and testing journal entries;
- Challenging assumptions and judgements made by management in their significant accounting estimates.

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 Auditors' Report.

Use of our report

This report is made solely to the charitable company'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 charitable company's members those matters we are required to state to them in an Auditors' 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 charitable company and its members, as a body, for our audit work, for this report, or for the opinions we have formed.



Goodman Jones LLP
1st Floor
Arthur Stanley House
40-50 Tottenham Street
London W1T 4RN

Date: 29/1/2026

UNION CHAPEL PROJECT
(A Company Limited by Guarantee)

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT) FOR THE YEAR ENDED 31 MARCH 2025

	Note	2025 Restricted £	2025 Unrestricted £	2025 Total £	*2024 Restated £*
Income from:					
Donations and legacies	4	992,987	148,903	1,141,890	*426,973*
Charitable activities	5	-	79,694	79,694	*79,563*
Other trading activities	6	1,584	1,302,974	1,304,558	*1,365,399*
Investments	7	-	11,462	11,462	*8,976*
Total income		**994,571**	**1,543,033**	**2,537,604**	*1,880,911*
Expenditure on:					
Raising funds	9	-	116,965	116,965	*115,906*
Charitable activities	8	746,200	280,956	1,027,156	*631,561*
Other trading expenditure	9	-	1,056,566	1,056,566	*971,837*
Total expenditure		**746,200**	**1,454,487**	**2,200,687**	*1,719,304*
Net income (expenditure)		**248,371**	**88,546**	**336,917**	*161,607*
Transfers between funds	18	(369,411)	369,411	-	-
Net movement in funds		**(121,040)**	**457,957**	**336,917**	161,607
Reconciliation of funds					
Total funds brought forward		225,904	708,759	934,663	*773,056*
Net movement in funds		(121,040)	457,957	336,917	*161,607*
Total funds carried forward		**104,864**	**1,166,716**	**1,271,580**	*934,663*

The notes on pages 26 to 39 form part of these financial statements.

UNION CHAPEL PROJECT
(A Company Limited by Guarantee)
REGISTERED NUMBER: 02583801

CONSOLIDATED BALANCE SHEET AS AT 31 MARCH 2025

	Note	2025 £	£	2024 £	£
Fixed Assets					
Tangible assets	13		417,721		38,815
			417,721		38,815
Current assets					
Stocks	15	9,826		14,593	
Debtors	16	830,420		439,628	
Cash at bank and in hand		1,038,983		1,163,410	
		1,879,229		1,617,631	
Creditors: amounts falling due within one year	17	(1,025,370)		(721,783)	
Net current assets			853,859		895,848
Total assets less current liabilities			1,271,580		934,663
Total net assets			1,271,580		934,663
Charity funds					
Restricted funds:					
Restricted funds	18	104,864		225,904	
Total restricted funds			104,864		225,904
Unrestricted funds:					
Designated funds	18	781,646		287,195	
General funds	18	385,070		421,564	
Total unrestricted funds			1,166,716		708,759
Total funds			1,271,580		934,663

The Charity was entitled to exemption from audit under section 477 of the Companies Act 2006. The members have not required the entity to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006. However, an audit is required in accordance with section 151 of the Charities Act 2011. The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements were approved and authorised for issue by the Trustees on 28 January 2026 and signed on their behalf by:

Ken Beech

Ken Beech
Chair of the Board of Trustees

The notes on pages 26 to 39 form part of these financial statements.

UNION CHAPEL PROJECT
(A Company Limited by Guarantee)
REGISTERED NUMBER: 02583801

CHARITY BALANCE SHEET AS AT 31 MARCH 2025

	Notes	2025 £	2025 £	2024 £	2024 £
Fixed Assets					
Tangible assets	13		408,413		36,236
Investments	14		6		6
			408,419		36,242
Current assets					
Debtors	16	533,432		489,984	
Cash at bank and in hand		557,991		493,103	
		1,091,423		983,087	
Creditors: amounts falling due within one year	17	(361,497)		(115,753)	
Net current assets			729,926		867,334
Total assets less current liabilities			1,138,345		903,576
Total net assets			1,138,345		903,576
Charity funds					
Restricted funds:					
Restricted funds		58,083		201,904	
Total restricted funds			58,083		201,904
Unrestricted funds:					
Designated funds		776,713		286,236	
General funds		303,549		415,436	
Total unrestricted funds			1,080,262		701,672
Total funds			1,138,345		903,576

The Charity's net movement in funds for the year was £234,769 - *(2024 - £206,693)*.

The Charity was entitled to exemption from audit under section 477 of the Companies Act 2006. The members have not required the entity to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006. However, an audit is required in accordance with section 151 of the Charities Act 2011. The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements were approved and authorised for issue by the Trustees on 28 January 2026 and signed on their behalf by:

Ken Beech

Ken Beech

Chair of the Board of Trustees

The notes on pages 26 to 39 form part of these financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2025

	Note	2025 £	*2024 £*
Cash flows from operating activities			
Net cash provided by (used in) in operating activities	20	**255,287**	*224,201*
Cash flows from investing activities			
Interest income		**11,462**	*8,976*
Purchase of tangible fixed assets		**(391,178)**	*-*
Net cash provided by (used in) investing activities		**(379,714)**	*8,976*
Cash flows from financing activities			
Net cash provided by financing activities		**-**	*-*
Change in cash and cash equivalents in the year		**(124,427)**	*233,177*
Cash and cash equivalents at the beginning of the year		**1,163,410**	*930,233*
Cash and cash equivalents at the end of the year		**1,038,983**	*1,163,410*

The notes on pages 28 to 47 form part of these financial statements.

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

1. General information

The charitable company is a company limited by guarantee principal place of registered in England and Wales. Its business is 19b Compton Terrace, London, N1 2UN. The members of the company are the minister and Church members. In the event of the company being wound up, the liability in respect of the guarantee is limited to £1 per member of the charitable company.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the 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.

The Consolidated Statement of Financial Activities (SOFA) and Consolidated Balance Sheet consolidate the financial statements of the Charity and its subsidiary undertakings. The results of the subsidiaries are consolidated on a line by line basis.

The Charity has taken advantage of the exemption allowed under section 408 of the Companies Act 2006 and has not presented its own Statement of Financial Activities in these financial statements.

2.2 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.

2.3 Income

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

Grants are included in the Consolidated Statement of Financial Activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance Sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

2. Accounting policies (continued)

2.4 Expenditure

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

Expenditure on raising funds includes all expenditure incurred by the Group to raise funds for its charitable purposes.

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

All expenditure is inclusive of irrecoverable VAT.

2.5 Income from investments

Income from investments comprises interest receivable on funds held on deposit. This is recognised when receivable and the amount can be measured reliably by the Group which is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.6 Tangible fixed assets and depreciation

Tangible fixed assets costing £1000 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost. Costs incurred on fixed assets under construction are accumulated as capital work-in-progress until completion when they are allocated to the relevant asset class at which point depreciation will commence.

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

Depreciation is provided on the following basis:

Staging and equipment	-	25%
Fixtures and fittings	-	25%
Fire protection	-	10%
Other equipment	-	25%

2. Accounting policies (continued)

2.7 Investments

Investments in subsidiaries are valued at cost less provision for impairment.

2.8 Stocks

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks.

2.9 Debtors

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

2.10 Cash at bank and in hand

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

2.11 Liabilities and provisions

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

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Consolidated Statement of Financial Activities as a finance cost.

2.12 Fund accounting

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

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

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

2.13 Comparative figures

The presentation of certain figures has been changed for these accounts as, following a review, management determined that the current year's basis of presentation gave a more accurate account of performance and therefore the comparative figures in the Statement of Financial Activities were restated. For the year ended 31 March 2025, the Charity's cost allocation model was applied to better allocate shared and service costs to activities. These allocations had not been made in the prior year's accounts and therefore the comparative figures were restated to conform to the current year's basis of presentation.

3. Critical accounting estimates and areas of judgement

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The Charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the canying amounts of assets and liabilities within the next financial year are discussed below

Income recognition - the Charity, and the Group, receives income from contracts and performance grants. These agreements include various quantitative and qualitative milestones and performance conditions to be met in order for the Charity to have entitlement to the funds. The Charity makes various assumptions in determining the stage of completion of these contracts and performance grants.

The Charity is undertaking a major refurbishment of the Sunday School section of Union Chapel. Management has reviewed the components of the work undertaken to 31 March 2025 and has judged certain amounts to constitute new assets, rather than repair or refurbishment. These amounts have been capitalised and accounts as capital work-in-progress. The complexity of the project means that this judgement is significant to the amount capitalised.

4. Income from donations and legacies

	Unrestricted	Restricted	Total
Union Chapel Project	£	£	£
Oak Foundation		40,000	40,000
Union Chapel Church	18,000		18,000
Various donations	30,799		30,799
	48,799	40,000	88,799
Organ Programme			
Chapman Charitable Trust		2,000	2,000
The Radcliffe Trust		1,563	1,563
Scops Arts Trust		5,000	5,000
Various donations		532	532
	-	9,095	9,095
Organ Repair			
Cockayne Family Trust		20,000	20,000
On Organ Fund		1,000	1,000
Various donations		120	120
	-	21,120	21,120

4. Income from donations and legacies (continued)

Union Chapel Project	Unrestricted	Restricted	Total
Sunday School	£	£	£
National Lottery Heritage Fund		548,648	548,648
The Clothworkers' Foundation		100,000	100,000
National Churches Trust		25,000	25,000
Friends of Union Chapel		3,000	3,000
Islington Archaeology and History Society		1,000	1,000
Various donations		147	147
	-	677,795	677,795
The Margins Project			
Various other donations	85,104	1,167	86,271
Union Chapel Church		4,192	4,192
Cloudesley		35,000	35,000
The Hadley Trust	15,000		15,000
Albert Hunt Trust		7,000	7,000
Henry Smith Foundation		27,083	27,083
London Borough of Islington		25,000	25,000
Oak Foundation		36,000	36,000
Total	100,104	135,442	235,546
Supported Employment			
Govia Thameslink Railway Ltd		20,000	20,000
Streets Of London		15,000	15,000
Total	-	35,000	35,000
Crisis Service - Housing and Benefits Advisor			
Slaughter and May Charitable Trust		34,667	34,667
Total	-	34,667	34,667
Crisis Service - Drop in Service			
Islington Giving		20,000	20,000
Tides Foundation		18,722	18,722
Total	-	38,722	38,722
Hardship Fund			
Cloudesley		1,146	1,146
	-	1,146	1,146
Total for 2025	148,903	992,987	1,141,890

5. Income from charitable activities

Income from charitable activities comprises £70,025 (2024: £64,285) proceeds from catering services provide by The Margins Project kitchen team and Supported Employment programme participants and membership income of £9,669 (2024: £15,278).

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025
(Continued)

6. Income from trading activities

	2025			*2024 (restated)*
	Restricted	**Unrestricted**	**Total**	*Total*
	£	£	£	£
Income from events	-	1,288,244	1,288,244	*1,341,662*
Rental income	-	11,940	11,940	*17,875*
Organ income	1,584	2,790	4,374	*5,862*
	1,584	1,302,974	1,304,558	*1,365,399*

7. Income from investments

Income from investments comprises entirely interest on bank deposits (see Note 2.5).

8. Analysis of charitable expenditure by activities

	2025			*2024*
	Direct costs	**Support costs**	**Total**	*Restated Total*
	£	£	£	£
Supported employment	129,712	17,332	147,044	159,642
Crisis service	124,696	16,662	141,358	90,516
Core	25,781	147,636	173,417	321,658
Sunday School Project	454,465	57,760	512,226	50,099
Organ	51,572	1,540	53,112	9,646
	786,225	240,931	1,027,156	631,561

Analysis of Support Costs	2025					*2024*
	Supported Employment	**Crisis Service**	**Sunday School**	**Other**	**Total**	*Restated Total*
	£	£	£	£	£	£
Staff costs	5,286	5,082	23,952	125,923	160,243	*205,544*
Services costs	7,693	7,396	11,133	20,206	46,428	*75,445*
Premises costs	3,153	3,031	20,816	2,221	29,221	*55,505*
Other costs	1,200	1,153	1,859	827	5,039	*12,640*
	17,332	16,662	57,760	149,176	240,931	*349,134*

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025
(Continued)

9. Analysis of other expenditure by activity

	2025		2024 - restated	
	Raising Funds	Other trading expenditure	*Raising Funds*	*Other trading expenditure*
	£	£	£	£
Cost of Sales	-	97,351	-	*117,344*
Staff costs	108,185	519,297	*113,886*	*479,957*
Premises costs	2,353	93,865	-	*89,116*
Service costs	6,148	340,190	*2,021*	*280,061*
Other costs	280	5,863	-	*5,359*
	116,965	1,056,566	*115,907*	*971,837*

10. Auditor's remuneration

	2025	2024
	£	£
Fees payable to the Charity's auditor for the audit of the Charity's annual accounts	12,500	*12,500*
Fees payable to the Charity's auditor in respect of all non-audit services not included above	-	*3,850*

11. Staff Costs

	Group 2025	*Group 2024*	Charity 2025	*Charity 2024*
	£	£	£	£
Wages and salaries	**916,993**	*868,195*	**433,978**	*395,995*
Social security costs	**69,705**	*59,078*	**35,888**	*31,080*
Contribution to defined contribution pension schemes	**15,447**	*12,617*	**7,888**	*7,092*
	1,002,145	*939,890*	**477,754**	*434,167*

The average number of persons employed by the group during the year was 33 *(2024:38)* and the average number of persons employed by the Charity was 16 (*2024:13*).

No employee received remuneration amounting to more than £60,000 in either year.

The total employee benefits including pension contributions of the key management personnel were £261,781 (*2024: £214,192*).

12. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits *(2024: £Nil)*

During the year, no Trustee expenses have been incurred *(2024:: £Nil)*.

13. Tangible fixed assets

Group

	Staging & equipment	Fixtures & fittings	Fire Protection	Other equipment	Capital Work in Progress	Total
Cost or valuation						
At 1 April 2024	224,468	174,579	69,813	65,390	-	534,250
Additions	3,600	14,889	-	-	372,689	391,178
At 31 March 2025	228,068	189,468	69,813	65,390	372,689	925,428
Depreciation						
At 1 April 2024	224,468	172,000	33,577	65,390	-	495,435
Charge for the year	875	4,957	6,440	-	-	12,272
Reclassfication	(1,620)	1,620	-	-	-	-
At 31 March 2025	223,723	178,577	40,017	65,390	-	507,707
Net book amount						
At 31 March 2025	4,345	10,891	29,796	-	372,689	417,721
At 31 March 2024	-	2,579	36,236	-	-	38,815

Charity

	Fixtures & fittings	Fire Protection	Capital Work in Progress	Total
Cost or valuation				
At 1 April 2024	113,880	69,813	-	183,693
Additions	8,889		372,689	381,578
At 31 March 2025	122,769	69,813	372,689	565,271
Depreciation				
At 1 April 2024	113,880	33,577	-	147,457
Charge for the year	2,961	6,440	-	9,401
At 31 March 2025	116,841	40,017	-	156,858
Net book amount				
At 31 March 2025	5,928	29,796	372,689	408,413
At 31 March 2024	-	36,236	-	36,236

14. Investments in subsidiary undertakings

	Cost or valuation	Net book amount
	£	£
At 1 April 2024	6	6
At 31 March 2025	6	6

14. Investments in subsidiary undertakings (continued)

Principal subsidiaries

The following were subsidiary undertakings of the Charity.

Union Chapel Directions Limited

At 31 March 2025, Union Chapel Project owned the entire called up share capital of 6 ordinary £1 shares in Union Chapel Directions Limited, a company incorporated in England.

Union Chapel Directions Limited (UCD) operates a bar and provides hall hire for events held at the Union Chapel. The subsidiary company donates its taxable profit to Union Chapel Project by Gift Aid.

The Margins Project

The Margins Project is a Charitable Incorporated Organisation and a subsidiary charity of Union Chapel Project.

The Margins Project operates within the Chapel building and provides support services for homeless people that include crisis services, a cafe training programme and support services. Independently examined accounts will be filed with the Charity Commission.

	Income	Expenditure	Profit/ Surplus for the year	Net Assets
	£	£	£	£
Union Chapel Directions Limited	1,293,001	1,056,565	236,436	6
The Margins Project	415,108	312,954	102,154	133,241

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025
(Continued)

15. Stocks

	Group 2025	*Group 2024*	Charity 2025	*Charity 2024*
	£	*£*	£	*£*
Goods for resale	9,826	*14,593*	-	*-*

16. Debtors

	Group 2025	*Group 2024*	Charity 2025	*Charity 2024*
Due within one year	£	*£*	£	*£*
Trade debtors	747,060	*419,179*	242,197	*81,935*
Amounts owed by group undertakings	-	*-*	212,147	*395,215*
Other debtors	65,510	*7,120*	65,510	*7,120*
Prepayments and accrued income	17,850	*13,329*	13,578	*5,714*
	830,420	*439,628*	**533,432**	*489,984*

17. Creditors (amounts falling due within one year)

	Group 2025	*Group 2024*	Charity 2025	*Charity 2024*
	£	*£*	£	*£*
Trade creditors	404,492	*200,501*	330,428	*59,137*
Other taxation and social security	95,046	*67,764*	11,415	*6,421*
Other creditors	3,880	*72,733*	1,727	*1,348*
Accruals and deferred income	521,952	*380,785*	17,927	*48,847*
	1,025,370	*721,783*	**361,497**	*115,753*

18. Statement of funds

Statement of funds - current year

	Balance at 1 April 2024	Income	Expenditure	Transfers	Balance at 31 March 2025
	£	£	£	£	£
Unrestricted Funds					
Designated funds	287,195	-	-	494,451	781,646
General funds	421,564	1,543,033	1,454,487	(125,040)	385,070
Total Unrestricted funds	**708,759**	**1,543,033**	**1,454,487**	**369,411**	**1,166,716**
Restricted funds					
Supported Employment	12,000	35,000	105,881	71,879	12,000
Crisis service	12,000	74,535	123,698	67,358	29,198
Core	-	175,442	24,000	(129,859)	21,583
Sunday School Project	182,704	677,795	454,465	(372,689)	33,346
Organ	19,200	31,798	36,161	(6,100)	8,737
Total restricted funds	**225,904**	**994,571**	**744,205**	**(369,411)**	**104,864**
Total funds	**934,663**	**2,537,604**	**2,198,692**	**-**	**1,271,580**

18. Statement of funds (continued)

Supported Employment

Grants received towards the running costs of the supported employment programme. An amount of £9,378 was applied from general funds to the Supported Employment programme to supplement the restricted funds.

Crisis Service

A twice-weekly drop-in service that provides meals, showers, clothing etc and an advice service with referrals to specialist services.

Core

Grants, donations and fundraising activities to meet core infrastructure costs that support the delivery of charitable activities in UCP and Margins. A number of Margins' funders provide grants which are restricted only in so far as they refer to Margins' core costs. These funds are applied as allowed by the respective agreements. In the financial statements, Margins' core costs and other costs related to the Supported Employment and Crisis Service activities are allocated to those activities based on their respective use. The Margins' core restricted income is allocated to those activities to cover both direct and allocated costs and appropriate transfers are made.

Sunday School project

A major project supported by a grant from the National Lottery Heritage Fund to redevelop the historic Sunday School hall.

Organ

Grants, donations and fundraising activities used towards the costs of repairing the chapel's organ.

Designated funds

	2025	2024
	£	£
Sunday School project	340,000	200,000
Future capital projects	-	50,000
Tangible fixed assets	413,346	37,195
Organ fund	28,300	-
	781,646	**287,195**

The designated funds comprise amounts set aside by the Trustees for the purposes indicated. There was no expenditure out of designated funds during the year.

During the year, the Trustees set aside £28,300 for organ projects. An additional £140,000 was designated for the Sunday School project of which £50,000 was transferred from the amount set aside for future capital projects. In addition, £376,151 was added to the designated fund for fixed assets of which £6,100 was transferred from restricted fund for the organ repair and £372,689 was transferred from the restricted fund for the Sunday School with the balance being the net movement on other net book amounts.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025
(Continued)

18. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 April 2023	Income	Expenditure	Transfers	Balance at 31 March 2024
	£	£	£	£	£
Unrestricted Funds					
Designated funds	354,147	-	-	(66,952)	287,195
General funds	220,517	1,589,575	1,442,644	54,116	421,564
Total Unrestricted funds	**574,664**	**1,589,575**	**1,442,644**	**(12,836)**	**708,759**
Restricted funds					
Supported Employment	-	105,134	93,134	-	12,000
Crisis service	-	83,472	71,472	-	12,000
Core	44,309	8,000	52,260	(49)	-
Sunday School Project	129,982	69,771	50,148	33,099	182,704
Organ	24,101	24,959	9,646	(20,214)	19,200
Total restricted funds	**198,392**	**291,336**	**276,660**	**12,836**	**225,904**
Total funds	**773,056**	**1,880,911**	**1,719,304**	**-**	**934,663**

19. Analysis of net assets between funds

	Restricted 2025	Unrestricted 2025	Total 2025
	£	£	£
Tangible fixed assets	-	417,721	417,721
Current assets	406,550	1,472,679	1,879,229
Creditors due within one year	(301,686)	(723,684)	(1,025,370)
Total	104,864	1,166,716	1,271,580

	Restricted 2024	*Unrestricted 2024*	*Total 2024*
	£	£	£
Tangible fixed assets	-	*38,815*	*38,815*
Current assets	*238,019*	*1,379,611*	*1,617,630*
Creditors due within one year	*(12,115)*	*(709,667)*	*(721,782)*
Total	*225,904*	*708,759*	*934,663*

20. Reconciliation of net movement in funds to net cash flow from operating activities

	Group 2025 £	*Group 2024 £*
Net income (expenditure) for the period (as per Statement of Financial Activities)	**336,917**	*161,607*
Adjustments for:		
Depreciation charges	**12,272**	*18,092*
Interest income	**(11,462)**	*(8,976)*
Decrease/(increase) in stocks	**4,767**	*(11,485)*
Decrease/(increase) in debtors	**(390,792)**	*48,436*
Increase in creditors	**303,585**	*16,527*
Net cash provided by/ (used in) operating activities	**255,287**	*224,201*

21. Analysis of cash and cash equivalents

	Group 2025 £	*Group 2024 £*
Cash in hand	**255**	-
Cash at bank	**1,038,728**	*1,163,410*
	1,038,983	*1,163,410*

22. Changes in net debt

	At 1 April 2024 £	Cash flows £	At 31 March 2025 £
Cash at bank and in hand	1,163,410	(124,427)	1,038,983

23. Operating lease commitments

At 31 March 2025 and 31 March 2024 the Group and the Charity had no material commitments to make future minimum lease payments under non-cancellable operating leases.

24. Related party transactions

During the year, Union Chapel Project paid rent of £16,000 *(2024: £16,000)* to Union Chapel for use of its office space. Union Chapel made an unrestricted donation of £18,000 (2024: £18,000) and Friends of Union Chapel made a restricted donation of £3,000 (2024: £6,100). Union Chapel also donated £4,192(*2024:£4,604*) to The Margins Project. Union Chapel received £10,245 of income collected on its behalf by Union Chapel Project and Union Chapel Directions Limited

The Charity received £236,436 (*2024: £446,872)* in gift aid donations from Union Chapel Directions Ltd.

Expenses of £75,000 *(2024: £47,113*) were recharged to The Margins Project and £310,436 *(2024: £269,111*) were recharged to Union Chapel Directions Ltd during the year.

UNION CHAPEL PROJECT

England & Wales - Charity number 1010166

Accounts

Registered number: 02583801
Charity number: 1010166

Union Chapel Project

(A Company Limited by Guarantee)

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

UNION CHAPEL PROJECT
(A Company Limited by Guarantee)

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UNION CHAPEL PROJECT

(A Company Limited by Guarantee)

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2024

Trustees	Philip Walker, Chair Jean Appleyard Kathryn Dixon Vaughan Jones (Resigned 31 July 2024) Thomas Linton-Smith Gordon Montgomery Fajer Qasem Huw Arfon Williams (Appointed 20 June 2024)
Company registered number	02583801
Charity registered number	1010166
Registered office	Union Chapel 19b Compton Terrace London N1 2UN
Independent auditors	Goodman Jones LLP Arthur Stanley House 40-50 Tottenham St London W1T 4RN
Bankers	Barclays Bank plc Leicester LE87 2BB
Solicitors	Bates, Wells & Braithwaite London LLP 10 Queen Street Place London EC4R 1BE

TRUSTEES' REPORT
FOR THE YEAR ENDED 31 MARCH 2024

The Trustees present their annual report together with the audited financial statements of the Charity for the year 1 April 2023 to 31 March 2024. The Annual Report serves the purposes of both a Trustees' report and a directors' report under company law. The Trustees confirm that the Annual Report and financial statements of the charitable company comply with the current statutory requirements, the requirements of the charitable company's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

2. Principal aims, objectives and activities

Union Chapel Project (UCP or the Charity) 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 the 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 2023-24 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 (Margins) –** 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, the risk of homelessness or crisis
- **Facilities, Conservation & Repairs -** carry out planned and reactive facilities and maintenance works to maintain and preserve the building and its contents safe and in good order to the highest standard.
- **Sunday School Stories Project -** develop and continue the delivery of Sunday School Stories project, capital and activities programme, including the recruitment of Participation Manager and Archivist.
- **Our In Union and Re-Union arts, cultural and community programmes –** increased community creative programmes and activities, using digital and physical resources
- **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 Limited (UCD), to fund its charitable activities and cover its operating costs.
This report covers the activities of UCP, UCD and Margins (together The Union Chapel Project).

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 The Union Chapel Project and consider the accessibility of the chapel to those on low incomes by offering free and low-cost activities, onsite and remotely.

3. Achievements and Performance
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.

Summary of achievements 2023-24

The financial year 2023-24 continued to be a challenging year across all our operations and activities – from the delivery of events and community activities, to staffing, capacity, building maintenance, finance, fundraising and resources. Despite these challenges, The Union Chapel Project was able to run a successful programme of onsite live events, with high profile artists throughout the year; continuing our important community provision; plan for further refurbishment of Union Chapel and continuing to pilot new programmes and approaches.

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, further enhancing Union Chapel's reputation as a pioneering arts venue as well as a working church and heritage place.

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

Events and performances
In the wake of the challenges faced in the arts sector following Covid-19, our activity level not only stabilised but has demonstrated remarkable resilience and growth, surpassing our financial forecasts and achieving targets previously considered ambitious. Building on the successful financial year of 2022-23, throughout 2023-2024, we have engaged our community through a wide array of events, contributing to an impressive total of over 170 bookings this year, alongside additional community events and regular church events each Wednesday.

This year, we are proud to announce that we have surpassed £100,000 in revenue from rehearsals across the Sunday School Hall, marking a significant milestone for us. Key highlights included prestigious productions such as Elton John and Jake Shears' Tammy Faye rehearsals, the Theatre of Belarus' King Stakh's Wild Hunt, Wessex Grove Theatre's Enemy of the People, and Penelope Williams and Luke Evans in Backstage Billy, all utilising our space for their preparations. This is the first time we have reached such targets, firmly establishing our venue as a premier destination in the theatre community.

Additionally, we have continued our commitment to social responsibility by hosting successful fundraisers for various charities, including Shelter, Stand Up to Cancer, War Child, and the Bike Project, significantly enhancing our reputation as a supporter of local initiatives and social causes.

Our venue has become a sought-after destination for intimate album launches and showcases featuring internationally acclaimed artists such as Mitski, Gabriels, Jacob Collier, Jason Isbell, and Emeli Sandé. We also played an important role in the Jazz Festival, hosting a week's run of events across our space. Notably, we hosted a BRIT Awards show for the first time, further highlighting our venue's versatility and appeal. We also welcomed Ed Sheeran as a special guest performing for Passenger during his album launch, further

underscoring our venue's appeal. These achievements reflect not only financial success but also cement our status as a pivotal player in the arts and cultural landscape.

Our strong financial performance has empowered us to support community projects, such as hosting the Voluntary Action Islington Awards AGM, alongside various community workshops and initiatives.

In addition to our accomplishments in live events, we have strategically expanded into the podcasting sector, alongside spoken word and social justice events, in collaboration with the Guardian and Intelligence Squared. This diversification has accounted for 9% of our events in the 2023-24 financial year, and we are enthusiastic about further developing this emerging sector to enhance visitor experiences at our space.

Overall, we are developing strong links across the arts, cultural, and community sectors, positioning ourselves as a leading hub for collaboration and creativity. We look forward to building on this momentum and continuing to exceed expectations in the upcoming year.

Mitski 11 Oct 2023 https://www.nme.com/reviews/live/mitski-live-in-london-setlist-photos-3513100
“In her search for “beautiful, seated theaters” for her forthcoming spring tour, Mitski may well have already chosen the ultimate in the genre. Tonight, the singer describes London’s Union Chapel as “the most beautiful venue I’ve ever had the privilege to stand in” — a place she “would haunt the shit out of”. The space is resplendent in Gothic frescoes and vaulted ceilings: ideal both acoustically and aesthetically for what will be a mesmerising sermon.” 5 stars.

MitskiUnionChap111023 (27 of 30)

Damian Lewis 11 July 2023
“That’s one I won’t forget. Thank you to the iconic and beautiful Union Chapel for inviting me and the band to play. We loved it.”

MANCHESTER ORCHESTRA 1st, 2nd, 3rd October 2023

Peek behind the career defining and life-changing sold out October shows in this exclusive Express interview.

"After hours of respectful, stunned silence, Manchester Orchestra left the stage for the third and final time having changed lives and summoning countless tears."

"900 fans got to their feet and exploded with the noise, praise and adulation. Two men, two guitars, endless power and talent, and an experience no one was going to forget anytime soon."

Passenger 15 Nov 2023
The November album launch show was full of surprises! Invited on stage were artists that collaborated on album tracks, and former performers at Union Chapel, **Ed Sheeran, Nina Nesbitt, Gabrielle Aplin,** and **Foy Vance**

https://www.youtube.com/live/VnP77TrtUHc?feature=shared&t=471

"I genuinely can't imagine a more beautiful place on earth to be celebrating the release of an album...This is one of the most special gigs I've ever played, London. This is quite remarkable... This has been one of the best nights of my life "

Bear’s Den, 4 sold out shows Nov 2023
"It’s normal by this point for acts playing Union Chapel to have voices fit for the church: the acoustics are amazing, harmonies reverberating through the room and enhancing the naturally good voices that perform there."(When The Horn Blows)

Mental Health charity **Beder** raised over £8k for their suicide prevention work at a show that saw **Zak Abel, Billy Lockett, Sonny Tennet** and **Ethan Hodges** perform their moving pop to an adoring full crowd.

The BRITs Week brought Cian Ducrot in February, both sold-out shows raising crucial funds for War Child UK.

Our healthy habit of delivering sold out shows spanning across genres and artforms continues, with Matilda Mann, Eloise, Hohnen Ford and Lydia Luce joined Lockeland Strings, Foy Vance, The Big Moon (5 Stars - The Upcoming), Jason Isbell, Fearne Cotton, Dan Whitlam, Joy Oladokun, Sleeping At Last, Nouvelle Vague, Camille O'Sullivan, Fairport Convention, The Coral, Glen Hansard who had a live jam with surprise guest Kelly Jones of The Stereophonics, Izo Fitzroy, and more, plus returning series shows success to Backyard Cinema's Romeo + Juliet and Banff Mountain Film Festival.

Gabriels have just released a limited run EP featuring recordings from their sold out show back in August here.

BARBARA THOMPSON MEMORIAL CONCERT
Click here to watch the finale of this celebration of a jazz legend with the first ever live performance of Barbara Thompson's 'Unity Hymn' performed by her Paraphernalia, Kim Cypher, Clem Clempson, and Big Sky Choir

You can also read a report on the concert, organised by Ana Gracey and in aid of Cure Parkinson's, in the recent Women In Jazz zine on page 119 here.

JAMES COMEY MEETS ARMANDO IANNUCCI
Watch back this live clip where the former director of the FBI joins the screenwriter and satirist to discuss how former president Trump's term affected the US justice system.

ZAK ABEL
Filmed on our stage in July, enjoy this live performance music video for the track 'Woman' featuring House Gospel Choir in a mix of soul, pop, and jazz.

"Griffin said she was hoping to be back before too long. She was on great form at Union Chapel and everyone there was hoping for a swift re-acquaintance as well" (8/10 Americana UK live review of **Patty Griffin + John Smith June** show)

"At 83 the soul-gospel legend has still got it: charisma, ebullience and a sensational baritone" (Four stars Times live review of Mavis Staples July show)

"Mavis Staples channelling the Holy Spirit and a whole lot more" (Financial Times live review)

Organ programme
Sadly, due our organ requiring an unexpected repair to the swell section, the majority of our programme had to be paused in order to focus on emergency fundraising to support the costly repair. Despite the Music Director and Programme Coordinator re-focusing much of their time on fundraising, a reduced but focused programme of organ activities which could be worked around the fault have continued throughout this time, focusing on education and outreach activities.

Organ lessons

We continued to offer free weekly organ lessons during term time with 4 pupils from local school St Mary Magdalene Academy. Students learn 1-to-1 with RCO accredited organ teacher Jeremiah Stephenson, with whom they have learned for several years, who says:

"This year has seen all four students continuing to make consistent progress and tackle new challenges. A particular highlight was the recital as part of the Open House event. This marked a particularly auspicious milestone for Bea and Dexter as this was their first public performance on the organ. All of the performances were well received by the supportive and enthusiastic audience, as well as providing an important confidence building experience for everyone who took part."

School workshops
We delivered 3 days of multi-disciplinary workshops, centred around the organ, for children from three local primary schools. In total we welcomed 165 children to the chapel across the 3 days.

The workshop days were high-energy, and both students and teachers gave overwhelmingly positive feedback on their visit. Over half the students attending said that their favourite part of their visit was being able to play the organ themselves.

"We got to make our own things instead of watching." - Student
[The thing I enjoyed most was] "that we got to have so much fun. It was amazing." - Student
[The thing I enjoyed most was] "when I was beatboxing as the organ." - Student
"We absolutely LOVED it. We could not agree which session was the best - we each have our favourites! Thank you so much to all the facilitators, they were superb." - Assistant Head Teacher, local school

Organ Repair
A public appeal for funds to repair the swell section of the organ saw high-profile press coverage, including from the BBC as well as local press:

- Robert Elms' BBC Radio London interview with Claire M Singer, Music Director of the Organ, at bbc.co.uk/sounds/play/p0gpmxdj [starts 02:12:50]
- Feature in the Islington Tribune: https://www.islingtontribune.co.uk/article/musician-pulls-out-all-the-stops-to-save-organ-from-climate-change
- Feature in God is in the TV zine: https://www.godisinthetvzine.co.uk/2023/11/24/news-claire-m-singer-launches-appeal-to-save-world-famous-union-chapel-organ-built-in-1877-by-father-henry-willis/

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

The Margins Project (Margins)

Margins was established by The Union Chapel Project in 1992 to help people experiencing injustices and crisis, particularly those who are experiencing homelessness or living in precarious housing conditions. Although it helps people from across London, it primarily supports people from the London Borough of Islington and surrounding boroughs.

Margins aims to support its service users to achieve the following outcomes:

- Increase quality of life through better shelter, food, hygiene and safety, access to temporary or permanent accommodation, and the prevention of eviction
- Improve physical and/or mental health and well-being
- Improve economic circumstances through access to benefits and employment
- Improve life skills and employability skills
- Improve confidence and self-esteem
- Improve links and engagement with mainstream society.

It achieves the above by providing the following services:

- A community drop-in programme of services twice a week, offering communities nutritious hot meals, warm space, access to showers, laundry and clothing, hardship support, and emergency packs.
- Advice programme: services of advice on housing and benefits where all newcomers receive an initial assessment to work on each of their cases, primarily on housing and benefits, with referrals to specialist agencies including to health services, debt management advice, immigration advice and domestic violence support services

- Community engagement programme to provide practical empowering support as well as creative workshops that ameliorate one's well-being and mitigate isolation.

- A Supported Employment Programme, catering for guests visiting our community drop-in programme and for audiences joining UCD events in the Margins Café. This programme also provides ancillary support such as CV writing and job-search

The number of guests (service users) using our services have continued to increase during this reporting period. Attendance per drop-in service averaged 65, compared with last year's 58 average. The community drop-in programme continued to offer to over 275 individuals hot nutritious meals, access to showers, laundry, and IT facilities; access to emergency housing/benefit advice; and the opportunity to engage in the kitchen training programmes. Working collaboratively and seamlessly with the Advice & Engagement and Supported Employment programmes, this programme has seen the needs for its services double over the last two years. This collaborative work has given our guests readily accessible services:

- 212 unique advice and group engagements
- 351 face-to-face appointments
- 46 newly registered guests
- 160 referrals to a Food Bank, an increase of 40%, as a direct result of the cost-of-living crisis as told by guests, and new guests
- Over 75 supported on travel and utility top up, an increase of 39%, as a direct result of the cost-of-living crisis as told by guests
- An 89% increase in people seeking general benefit advice

Margins' Supported Employment Programme, with ancillary job search support has continued throughout 2023-24. It has received referrals from a wide range of organisations, including Hillside Club House but increasingly from Islington Council and Job Centre Plus. Nine trainees participated in the programme with three successfully graduating and gaining employment, three part-way through completion and two transferring to other opportunities where they will receive additional support.

Margins has continued its dedication to breaking down the barriers to arts and creativity. Islington People's Theatre in collaboration with Rehearse the Revolution and Margins ran 6 weeks of drop-in applied theatre and forum theatre workshops in the Lower Hall for those in recovery/homeless or at risk of homelessness & those trying to access mental health services.

Oct 5 – Nov 9 2023 https://islingtonpeoplestheatre.co.uk/blog/be-the-change-new-drop-in-applied-theatre-forum-theatre-workshops/
Islington People's Theatre and Rehearse the Revolution ran 6 weeks of drop-in applied theatre and forum theatre workshops in the Margins Lower Hall for those in recovery/homeless or at risk of homelessness & those trying to access mental health services.

Feb 18 2024 https://www.bigissue.com/news/social-justice/union-chapel-margins-project-homeless-london/
We welcomed The Big Issue to one of our Drop Ins in February so they can see, first hand, the work we do and speak to our guests about their personal experiences.
"There's good support if you need it. You've got to ask for help. And don't give up."
May 5 2023 FILM https://unionchapel.org.uk/venue/news-views/the-margins-project-at-union-chapel-supporting-those-facing-homelessness-and-crisis

Imagine Islington
In early May, our Margins guests took part in a Community Conversation surrounding creativity, arts, and culture to amplify the voices of those with lived experience to help inform Islington Council's new cultural strategy; Imagine Islington.

Margins continued our dedication to breaking down the barriers to the arts by offering free tickets to those who took part in multiple Imagine Islington events to Union Chapel shows of their choice.

May 23 2023 https://unionchapel.org.uk/venue/news-views/the-margins-project-re-launches-its-empowering-supported-employment-programme

Each year Margins invites individuals who have experience of homelessness and other critical living crisis or disadvantage to become trainees on a four-month-long Supported Employment Programme. Candidates in this Programme are trained to prepare meals for its drop-ins services twice a week and for live event audience members at theMargins Café.
While boosting their life skills, reducing isolation and building confidence, the trainees gain invaluable experience in the hospitality sector."Tasty food & good value for money. Even better to know profits help people in need"

"Lovely homey meal made with lots of love and served with a smile which makes it taste even better!"

"Always choose here over a restaurant. Keep up the great work!"

"Delicious food – just how I remembered from last time! Felt like a hug on a plate – you guys definitely work with love. Tell me the recipe please"

"Phenomenal!!! And chef amazing with allergy advice. Keep doing what you're doing!"

"The best food, so fresh & tasty. I've been here several times & never been disappointed. Well done!"

"A fabulous project, food, and idea in a beautiful setting"

"Thank you for the stomach hug"

"Your food is good for the soul"

Union Chapel Church
Union Chapel is the name of the church founded in 1799, which has played an important role in the life of Islington's religious and social life ever since. Union Chapel Project and the Margins Project work closely with the Church to ensure that its buildings are well used and to support people from the London Borough of Islington. The Church is a separately constituted charity (No 1172808) and responsible for its own governance.

The Church holds services each Sunday, with preaching relevant to our challenging context. The church takes full advantage of its organ and musical tradition. A pool of professional musicians enhances the worship with Gospel, jazz, and classical music. A Bible Study class takes place every week. Our ever-popular Carols by Candlelight takes place in December. Services and activities are published online. The church also officiates at weddings, including same-sex marriages and memorial services. In June we held our annual Pride service.

The Church also hosts a community choir, Union Chapel Voices, which assists in Sunday services.

Our social justice and community outreach activities have become an important feature in the life of the Church which is under contract with Islington Council to provide wraparound support to asylum seekers in two hotels in the borough. This has drawn the Church closer to The Margins Project.

Activity 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

2023-24 has been another challenging year for the Infrastructure team with an extremely reduced budget for the fourth financial year in a row while the organisation is still recovering from the financial challenges brought by the pandemic. We had to find a fine balance between keeping the building safe for chapel users and staff, minimising the impact of delayed repairs from previous years, maintaining these wonderful buildings to the highest standards and providing daily maintenance so that activities and events that attract over 120,000 people a year can be carried out in a safe building to the satisfaction of modern audience expectations.

In addition to the above, the increased use of the building for all activities across The Union Chapel Project, have increased the daily demands on both the day to day and long-term building maintenance while the Infrastructure

staff numbers and budget couldn't be increased proportionally.

Priority was given to mandatory health and safety. We commissioned Health and Safety Policy and Fire Risk Assessments from our competent consultant WorkNest and planned and managed works to comply with their requirements. These works are an integral part of Facilities and Maintenance planned and reactive works, including: fire strategy compliance; regular tests and works to the fire alarm, burglar alarm, emergency lights and electrical installations; legionella testing; PAT testing; stair lift testing; gutters and underground drainage cleaning; and, the management of waste, pest control, cleaning, accessibility and staff training on H&S matters.

The building works were mainly related to urgent repairs to fire doors, fire alarm and stair lift, planning and management of the organ repairs project, numbering of pews, and we obtained necessary consents from local authority and insurance.

Infrastructure also reviewed UCP Environmental strategy works and developed our relationship with Islington Sustainability Network. In 2024 we completed the Mayor of London's Business Climate Challenge Project receiving the certificate of "Leading London business taking action to reduce energy consumption and carbon emissions".

This project was fully funded by the Mayor of London and, as a result of our participation, we received the Energy Audit recommendation report provided by environmental engineering consultants WSP. This covered the whole building complex providing an invaluable support for environmentally sustainable elements included in the Sunday School Stories project.

Sunday School Stories Project
2023-24 was a major milestone for the delivery of the project activities and repair works.
Capital works:
The Design Team completed the tender documents for the capital works in consultation with Union Chapel and various stakeholders. We reduced the risks from unexpected findings during the works on site by arranging various opening up works. These revealed a very unusual floor construction technique with metal straps tongued in the floorboards and the remains of the original Victorian Toby's ventilation system used in the Sunday School.

The financial year finished soon after the tenders returned with values 30% higher than estimated. The decision was to carry out a major Value Engineering exercise and split the capital works project into two Phases to retain a maximum project value of £2,181,673 +VAT.

Activities:

In 2023 we recruited the Participation Manager and the Archivist, two new key roles funded by the project and respectively responsible to manage the delivery of the activities and to manage all what relates to Union Chapel collection while providing support to the activities programme.

In January 2024 our creative community came together in our first #SundaySchoolStories Heritage Workshop to build a Victorian Stage recently rediscovered in our archive of hidden gems
https://unionchapel.org.uk/venue/news-views/sundayschoolstories-heritage-workshop-victorian-stage
our creative community came together in our first #SundaySchoolStories Heritage Workshop to build a Victorian Stage recently rediscovered in our archive of hidden gems.

"The structure was not just a pile of old wood, it was a magical symbol of harmony that effortlessly joined us with itself in common purpose."

Photographers, fine artists, audio engineers, and filmmakers gathered alongside builders, joiners, and those wanting to get stuck in to heritage construction to take apart and rebuild this beautiful vintage piece, learning the intimate details and historic methods used in the Victorian era.

Thanks to facilitators @triskeleconservation and to all that participated by sharing craft and creativity in true

community spirit.

Many more details can be found on our website: SundaySchoolStories | Heritage Workshop | Victorian Stage | News | Union Chapel

Heritage programme

- Developed and delivered Open House/Heritage Open Day within Organ Programme with the Organ Team and The Friends of the Union Chapel (Friends).

- It was a very successful day when hundreds of visitors came to listen to the organ recitals, take part to workshops and discover Union Chapel beautiful architecture and learn more about the history, Nonconformist church, and our charitable work.
- Quotes from visitors:

  "Fabulous community event and organisation! Keep it up! I enjoyed my visit tremendously"
  "The event and the venue worked perfectly together. It was one of the most engaging things I have been"
  "Thanks to the staff and volunteers (especially the tour guide) who were very friendly and shared their knowledge, making the visit very enjoyable"

- Work was done to bring back the popular Heritage Tours of the Chapel by Islington Guided Walks Group.

The Friends of the Union Chapel
The Friends of the Union Chapel (Friends) help restore and preserve the Union Chapel and organise a variety of activities in the building.
The Union Chapel Project would like to thank the Friends for their advice and support given in the preservation and promotion of our heritage and in helping to keep the building open to the community during heritage events.

The Gardening Group, a collaborative effort between members of the Friends, Union Chapel Church, and The Union Chapel Project, have made huge progress in the maintenance and tidying of the courtyard and staff garden. More than 80 bags of green waste, general waste and wooden logs were cleared out, bagged up, and removed or donated. This has improved accessibility to the outside areas, and reduced some dampness in the toilet block wall.

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

Fundraising
Total income raised through fundraising in 2023-24 was £415,421 which represents a 6% increase from the previous years amount of £391,845. As predicted the effects of the 2022-23 cost-of-living crisis continued to impact fundraising with a need to raise fundraising targets, whilst managing an environment where competition

for grants has increased and individual giving has decreased. This trend will likely continue for some years as the economy recovers. Some funds awarded this year will show in future accounts as we focus on securing multiyear funding for core and projects, which span more than one financial year such as Sunday School Stories, a £2m capital project. This year saw investment in the fundraising team in anticipation of the current climate and need. We will continue to review our fundraising strategy and look to increase income from alternative sources such as corporate sponsorship, fundraising events and high net worth individuals.

Summary of fundraising achievements 2023–24:

- Our strategic focus has been on building strong, longer-term relationships and developing new partnerships with Trust and Foundations, with a mix of existing funders, some of whom increased their commitment for future years and new funders
- Funds awarded for 2023-24 supported a mix of core costs, unrestricted, or capital works/ conservation, contributing to the survival and future of our organisation
- .Notable support came from the Oak Foundation, Henry Smith Foundation and the National Lottery Heritage Fund
- We have continued to work strategically with our Corporate Partners, many of whom are aligned with our Margins Project and in addition to financial support have given their time and expertise through volunteering. We have been delighted to continue working with Slaughter & May and have welcomed Jones Day on board.
- The unique impact of our charitable activity has continued to be recognised by the London Borough of Islington whose ongoing commitment and support we are very grateful for
- Capital fundraising for the Sunday School Stories Project continues as external costs have continued to rise, and is now almost complete. And fundraising for the repair of our unique heritage organ, central to Union Chapel, is underway and ongoing
- We raised over £30,000 from individual donations via regular giving, our music audiences at point of sale (voluntary donation) and various campaigns across the year, including Margins Winter Campaign, The Big Give Arts for Impact Campaign and the Organ Repair Campaign

Campaigns Summary

Margins Winter Campaign
We thank all our regular givers to the Margins Project’s vital services, including those who donated during our Winter Campaign, highlighting the growing demand for homelessness support during the cold, winter months.

"We need to look after our most vulnerable. Union Chapel is not just a venue; it is the centre of the hub. It is a community organisation. It is a space of belonging."

Amanuel, Head of Margins on BBC Radio London : Listen here from 2:36:50

Organ Campaign

November saw the launch of our Organ Repair campaign raising vital funds for urgent work needed to preserve this historically significant ‘Instrument of Importance’ (British Institute of Organ Studies) to keep it working for generations to come, and to enable the continuation of our traditional and groundbreaking work of recitals, new commissions encouraging new uses of the organ, schools’ workshops, free lessons, and internationally renowned Organ Reframed Festival. This campaign continues.

March 2024 Big Give, Arts for Impact Match Funded Campaign

With an online ad campaign and presence at shows during this weeklong campaign, we surpassed our £20k target to reach £20,356 donations and match funding in aid of our upkeep and cultural and community programmes to provide more inclusive opportunities to access high quality arts and services.

Membership

May 2023 saw the relaunch of our new membership offer which brought in just under £15k to support the Charity's core costs. Our aim is to monitor and review the scheme including the offer, partner discounts and management to keep improving and growing the scheme.
May 31 2023 https://unionchapel.org.uk/venue/news-views/union-chapel-memberships-launched

Union Chapel Directions Limited

Union Chapel Directions Limited (UCD) is a trading subsidiary of UCP and works to support Aims 1 and 4. 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. See Aim 1 for details of activities for the financial year.

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. This enables us to bolster our charitable initiatives and engagement within the community. All profits from the trading subsidiary are Gift Aided to the Charity, in order that it can undertake its charitable aims.

4. Plans for the Future

For the immediate future, we are optimising net revenues in order to rebuild our balance sheet following the impact of the lockdowns and our inability to facilitate gigs and performances for a significant time period during 2020-22. We are also gearing up for the exciting and substantial refurbishment of the Sunday School. We will continue to develop and offer outreach into our local community. We will also prioritise sustainability in both building works and our operations.

Our community programme is an integral part of the organisation and fulfils some of our charitable objectives. The gigs and other events are also crucial to our reputation and generating most of our income.

As part of its employment initiative, Margins often cooks food for concertgoers which is a wonderful addition to the experience of both patrons and trainee chefs.

Looking beyond the building works, we are committed to making Union Chapel a leading centre for the arts, culture and community in London. We are also committed to the master plan for the building which stretches ahead a further 15 years and envisages much improved access, a reception area and a lift serving all three floors. We are acutely aware of course that as we focus on the fabric of the building, we need to continue to expend energy into ensuring the building is kept alive with activity.

Thank-You

On behalf of the Board may I thank our hard-working staff, stewards, the numerous volunteers we are delighted to work with, all sorts of stakeholders such as the Friends of the Union Chapel, the Church, our near neighbours and our many external advisers some of whom work on a pro bono basis. This community, together with our supporters and donors, some private, some public such as the National Lottery Heritage Fund, all contribute to creating the unique and wonderful Union Chapel.

Finally, may I thank my fellow directors, all of whom volunteer their time and expertise, to make this project a success.

5. Financial review

Summary

Overall, UCP reported a consolidated surplus of £161,607 for the financial year compared with a deficit of £238,739 for 2022-23. Income increased by 25% to £1,880,911 while costs have reduced slightly to £1,719,304 as higher costs of generating income were more than offset by lower project and operational expense. The surplus has been added to retained reserves.
Net funds at 31 March 2024 were £934,663, of which £708,759 was unrestricted, including £237,195 of designated reserves.

Income

Commercial income showed a significant increase to £1,341,662 from £1,024,148 in 2022-23 as we grew our events programme and commercial income streams back to the levels achieved pre-2020. Total non-commercial income for the year was £539,249 (2023: £485,105) with increases in all income categories.

Expenditure

Expenditure for the year totalled £1,719,304 against £1,747,992 for 2022-23, a decrease of 1.6%. There are several reasons for this decrease. There was an increase in costs of putting on increased activity as well as the impact of inflation. However, these were more than offset by non-recurrence of post pandemic start-up costs, the impact of vacancies on staff costs and lower project costs than in the previous year due to phasing.

Balance sheet

The net current assets rose from £716,149 in 2023 to £895,848 at 31 March 2024 due to the impact of stronger cash flow from trading in particular. Cash flow from operations was positive in the year ended 31 March 2024 having been negative in the preceding year.
Total funds at 31 March 2024 stood at £934,663 (2023: £773,056).

Reserves policy

UCP’s reserves policy reflects the organisation’s objective of balancing the need for financial stability with providing matched funding for various capital works and the ambition to expand the range of services offered.

General reserves at the year-end are reported as £421,564, an increase of £201,047 over the year. Of total unrestricted funds, £38,815 is set aside for fixed assets. Our current reserves policy reflects holding 3-6 months of consolidated unrestricted operating expenses.The Trustees plan to review the reserves policy within the next year. The focus of attention for the next few years will be to restore reserves to a level to ensure sustainability whilst working to develop the new business strategy and associated funding model.

Building reserves will be achieved through a combination of increasing commercial and unrestricted income from grants and donations whilst closely managing the cost base.

Following a review of designated reserves the Trustees decided to transfer £54,116 to general reserves, and £12,836 to restricted funds. The remaining designated reserves include £250,000 in respect of the Sunday School Project and capital works.

6. Fundraising Approach

The Union Chapel Project’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 operations 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 the Charity.

The Union Chapel Project 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 and 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 indicating for which project the funds are being raised e.g. the Sunday School
- Crowdfunders – online time-specific campaigns for specific projects or needs, circulated to our members, mailing lists and through our digital channels
- Specific fundraising events to raise funds – this might be through the purchasing of tickets or donations given 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
- 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
- General donations – specific donations page on the website for one off and spontaneous donations
- We have not received any complaints about our fundraising approach. Should any donors be unhappy we encourage them get in touch to resolve issues or to complain with our Development Team who will address the complaint in house. Failing a satisfactory resolution, 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 Code of Fundraising Practice which includes treating people fairly and with respect, and specific guidance on people in vulnerable circumstances.

7. Structure, governance and management

Constitution

Union Chapel Project (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 shall be those of the Minister and the members of the Church.. 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. A Finance and Remuneration Sub-Committee also meets four times a year.
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 and Operations
- Union Chapel Directions
- The Margins Project
- Conservation and Repairs

- Fundraising and Development
- Organ

The Leadership Team meets on a weekly basis and is responsible for achieving operational plans and budgets and focusing on procedures and improvements across the organisation.
The charitable subsidiary The Margins Project is supervised by a separate Board of Trustees and the trading subsidiary Union Chapel Directions Limited 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 15 full-time and 10 part time (excluding casual staff). The organisation was supported by a team of approximately 25 volunteers.

Structural review
During 2023-24 further board discussions were held regarding the implementation of a consolidated approach to the delivery of community and social justice programmes across UCP and Margins. These discussions arose as the result of an earlier substantial review of the organisational structure and associated governance arrangements. The implementation of any substantive changes has been largely paused whilst both boards undergo a period of refreshment.

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. 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 The Union Chapel Project is improving 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 the Finance and 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 be five (minimum) to seven (maximum) Trustees. One of these Trustees should be the Minister or, if they are unable or unwilling, a person elected by the Church. There should be a further two (minimum) to three (maximum) 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 (AGM).

One of the two non-Church Trustees and one of the three Church-elected Trustees should retire by rotation at each AGM in accordance with who has been longest in office.

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 and specified lengths of terms of office for Trustees. Each Trustee shall retire from office at the third AGM following the commencement of their term of office, with a limit of three terms of office of three 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, most recent audited accounts, latest management accounts, the business plan and organisational chart, along with signposting to Charity Commission guidance on the role and responsibilities of trustees.
Trustees are encouraged to attend appropriate external training events, where these will facilitate their own development and undertaking of their role.

Risk Management
The Trustees are responsible for overseeing the risk management strategy for the Charity and its subsidiaries. A 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.

The key risks currently facing The Union Chapel Project are: ensuring ongoing financial stability; funding to support our planned capital works programme; ensuring the health and safety of the building; ensuring sufficient/trained staff and an effective infrastructure to deliver our activities; and, consideration of our location in the middle of a residential neighbourhood.
Some of the measures taken to mitigate these risks are the following:

- Leadership Team and boards to keep onsite procedures, activities and income generating plans under regular review to manage external financial and social circumstances as best as possible, and in line with sector best practice
- Leadership Team and boards to follow internal policies on recruitment, retention and development to ensure an effective, well-trained and motivated team of staff and casual workers are in place
- The Development Team continue to review and renew its Fundraising Strategy to accommodate and tackle both the changing economic climate and the increased needs of the organisation. The current aim is to strengthen areas that are currently successful to increase resilience and build on existing and new income streams with potential for significant growth. To support this strategy, the Team is aiming to strengthen its infrastructures.
- Ongoing 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 is 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 timely.
- The events team and building/facilities staff continue to work closely with our neighbours to ensure minimal disruption during events including a self-imposed curfew and noise restrictions for performers, working with Islington Council to manage crowd control, and the management of other potential/actual disruptions
- The Finance and Remuneration Sub-Committee reviews our financial position to ensure we have adequate funds to ensure sustainability and to meet our charitable objectives.

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

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2024

Statement of Trustees' responsibilities

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

Company law requires the Trustees to prepare financial statements for each financial year. Under company law, the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Group and the Charity and of their incoming resources and application of resources, including their income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP ;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Group and the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Group and the Charity 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 Group and the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditors

Each of the persons who are Trustees at the time when this Trustees' Report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charitable group's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charitable group's auditors are aware of that information.

Auditors

The auditors, Goodman Jones LLP, have indicated their willingness to continue in office. The designated Trustees will propose a motion reappointing the auditors at a meeting of the Trustees.

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

Philip Walker
.....
Philip Walker
Trustee
Date: 01-02-25

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF UNION CHAPEL PROJECT

Opinion

We have audited the financial statements of UNION CHAPEL PROJECT (the 'parent charitable company') and its subsidiaries (the 'group') for the year ended 31 March 2024 which comprise the Consolidated Statement of Financial Activities, the Consolidated Balance Sheet, the Charity Balance Sheet, the Consolidated Statement of Cash Flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Group's and of the parent charitable company's affairs as at 31 March 2024 and of the Group's incoming resources and application of resources, including 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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the Group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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 Group's or the parent charitable company'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 Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the Annual Report other than the financial statements and our Auditors' Report thereon. The Trustees are responsible for the other information contained within the Annual Report. 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. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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 matters prescribed by the Companies Act 2006

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

- the information given in the Trustees' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.
- the Trustees' Report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

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

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

- the parent charitable company has not kept adequate and sufficient accounting records, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent charitable company 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 trustees

As explained more fully in the Trustees' Responsibilities Statement, the Trustees (who are also the directors of the charitable company 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 the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Group's and the parent charitable company'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 Group or the parent charitable company or to cease operations, or have no realistic alternative but to do so.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF UNION CHAPEL PROJECT (CONTINUED)

Auditors' 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 Auditors' 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 is detailed below:

Based on our understanding of the group and sector, we identified that the principal risks of non-compliance with laws and regulations related to sector regulations and unethical and prohibited business practices, and we considered the extent to which noncompliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Companies Act 2006, Charities Act 2011, Charity Commission and UK Tax Legislation. We evaluated management’s incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls). Appropriate audit procedures in response to these risks were carried out. These procedures included:

-
- Discussions with management, including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Reading minutes of meetings of those charged with governance;
- Obtaining and reading correspondence from legal and regulatory bodies including HMRC;
- Identifying and testing journal entries;
- Challenging assumptions and judgements made by management in their significant accounting estimates.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members; and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

There are inherent limitations in the audit procedures described above and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

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 Auditors' Report.

Use of our report

This report is made solely to the charitable company'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 charitable company's members those matters we are required to state to them in an Auditors' 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 charitable company and its members, as a body, for our audit work, for this report, or for the opinions we have formed.

Goodman Jones LLP

Goodman Jones LLP

Arthur Stanley House

40-50 Tottenham St

London

W1T 4RN

Date: 03-02-25

UNION CHAPEL PROJECT
(A Company Limited by Guarantee)

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2024

	Note	Restricted funds 2024 £	Unrestricted funds 2024 £	Total funds 2024 £	*Total funds 2023 £*
Income from:					
Donations and legacies	4	**291,336**	**123,499**	**414,835**	*391,845*
Charitable activities	5	**-**	**115,438**	**115,438**	*92,032*
Other trading activities	6	**-**	**1,341,662**	**1,341,662**	*1,024,148*
Investments	7	**-**	**8,976**	**8,976**	*1,228*
Total income		**291,336**	**1,589,575**	**1,880,911**	*1,509,253*
Expenditure on:					
Raising funds		**-**	**115,906**	**115,906**	*19,904*
Charitable activities	8	**276,660**	**624,012**	**900,672**	*1,147,229*
Other expenditure	10	**-**	**702,726**	**702,726**	*580,859*
Total expenditure		**276,660**	**1,442,644**	**1,719,304**	*1,747,992*
Net income/(expenditure)		**14,676**	**146,931**	**161,607**	*(238,739)*
Transfers between funds	19	**12,836**	**(12,836)**	**-**	*-*
Net movement in funds		**27,512**	**134,095**	**161,607**	*(238,739)*
Reconciliation of funds:					
Total funds brought forward		**198,392**	**574,664**	**773,056**	*1,011,795*
Net movement in funds		**27,512**	**134,095**	**161,607**	*(238,739)*
Total funds carried forward		**225,904**	**708,759**	**934,663**	*773,056*

UNION CHAPEL PROJECT
(A Company Limited by Guarantee)
REGISTERED NUMBER: 02583801

CONSOLIDATED BALANCE SHEET
AS AT 31 MARCH 2024

	Note		2024 £		*2023 £*
Fixed assets					
Tangible assets	14		**38,815**		*56,907*
			38,815		*56,907*
Current assets					
Stocks	16	**14,593**		*3,108*	
Debtors	17	**439,628**		*488,064*	
Cash at bank and in hand		**1,163,410**		*930,233*	
		1,617,631		*1,421,405*	
Creditors: amounts falling due within one year	18	**(721,783)**		*(705,256)*	
Net current assets			**895,848**		*716,149*
Total assets less current liabilities			**934,663**		*773,056*
Net assets excluding pension asset			**934,663**		*773,056*
Total net assets			**934,663**		*773,056*
Charity funds					
Restricted funds:					
Restricted funds	19	**225,904**		*198,392*	
Total restricted funds	19		**225,904**		*198,392*
Unrestricted funds					
Designated funds	19	**287,195**		*354,147*	
General funds	19	**421,564**		*220,517*	
Total unrestricted funds	19		**708,759**		*574,664*
Total funds			**934,663**		*773,056*

CONSOLIDATED BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2024

The Charity was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the entity to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

However, an audit is required in accordance with section 151 of the Charities Act 2011

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

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

Philip Walker
.....
Philip Walker
(Trustee)

Date: 01-02-25

The notes on pages 28 to 47 form part of these financial statements.

UNION CHAPEL PROJECT
(A Company Limited by Guarantee)
REGISTERED NUMBER: 02583801

CHARITY BALANCE SHEET
AS AT 31 MARCH 2024

	Note		2024 £		*2023* *£*
Fixed assets					
Tangible assets	14		**36,236**		*51,318*
Investments	15		**6**		*6*
			36,242		*51,324*
Current assets					
Debtors	17	**489,984**		*661,223*	
Cash at bank and in hand		**493,103**		*75,805*	
		983,087		*737,028*	
Creditors: amounts falling due within one year	18	**(115,753)**		*(91,469)*	
Net current assets			**867,334**		*645,559*
Total assets less current liabilities			**903,576**		*696,883*
Net assets excluding pension asset			**903,576**		*696,883*
Total net assets			**903,576**		*696,883*
Charity funds					
Restricted funds:					
Restricted funds		**201,904**		*198,392*	
Total restricted funds			**201,904**		*198,392*
Unrestricted funds			**701,672**		*498,491*
Total funds			**903,576**		*696,883*

CHARITY BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2024

The Charity's net movement in funds for the year was £206,693 *(2023 - £(253,615))*.

The Charity was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the entity to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

However, an audit is required in accordance with section 151 of the Charities Act 2011

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

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

Philip Walker
.....
Philip Walker
(Trustee)

Date: 01-02-25

The notes on pages 28 to 47 form part of these financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2024

	Note	2024 £	*2023 £*
Cash flows from operating activities			
Net cash used in operating activities	21	**224,201**	*(263,805)*
Cash flows from investing activities			
Interest income		**8,976**	*1,228*
Purchase of tangible fixed assets		**-**	*(3,021)*
Net cash provided by/(used in) investing activities		**8,976**	**(1,793)**
Cash flows from financing activities			
Net cash provided by financing activities		**-**	**-**
Change in cash and cash equivalents in the year		**233,177**	**(265,598)**
Cash and cash equivalents at the beginning of the year		**930,233**	*1,195,831*
Cash and cash equivalents at the end of the year		**1,163,410**	*930,233*

The notes on pages 28 to 47 form part of these financial statements

1. General information

The charitable company is a company limited by guarantee principal place of registered in England and Wales. Its business is 19b Compton Terrace, London, N1 2UN. The members of the company are the minister and Church members. In the event of the company being wound up, the liability in respect of the guarantee is limited to £1 per member of the charitable company.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the 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.

The Consolidated Statement of Financial Activities (SOFA) and Consolidated Balance Sheet consolidate the financial statements of the Charity and its subsidiary undertakings. The results of the subsidiary are consolidated on a line by line basis.

The Charity has taken advantage of the exemption allowed under section 408 of the Companies Act 2006 and has not presented its own Statement of Financial Activities in these financial statements.

2.2 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.

2.3 Income

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

Grants are included in the Consolidated Statement of Financial Activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance Sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

2. Accounting policies (continued)

2.4 Expenditure

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

Expenditure on raising funds includes all expenditure incurred by the Group to raise funds for its charitable purposes.

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

All expenditure is inclusive of irrecoverable VAT.

2.5 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Group; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.6 Tangible fixed assets and depreciation

Tangible fixed assets costing £1000 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

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

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

Depreciation is provided on the following basis:

Staging and equipment	-	25%
Fixtures and fittings	-	25%
Fire protection	-	10%
Equipment	-	25%

2. Accounting policies (continued)

2.7 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance Sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment.

Investments in subsidiaries are valued at cost less provision for impairment.

2.8 Stocks

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks.

2.9 Debtors

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

2.10 Cash at bank and in hand

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

2.11 Liabilities and provisions

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

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Consolidated Statement of Financial Activities as a finance cost.

2.12 Fund accounting

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

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

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

2. Accounting policies (continued)

3. Critical accounting estimates and areas of judgement

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The Charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the canying amounts of assets and liabilities within the next financial year are discussed below

Income recognition - the Charity, and the Group, receives income from contracts and performance grants. These agreements include various quantitative and qualitative milestones and performance conditions to be met in order for the Charity to have entitlement to the funds. The Charity makes various assumptions in determining the stage of completion of these contracts and performance grants.

4. Income from donations and legacies

	Restricted	Unrestricted	Total
Sunday School:			
The National Lottery Heritage Fund	64,771		64,771
The Rose Foundation	5,000		5,000
Total	69,771		69,771
Organ Repair:			
Public Appeal	8,440		8,440
Benefact Trust	5,400		5,400
Spitfire Audio	4,023		4,023
Friends of Union Chapel	6,100		6,100
Total	23,963		23,963
Organ Reframed Income:			
PRS Foundation		3,500	3,500
Organ Reframed other income		4,133	4,133
Total		7,633	7,633
Core:			
Crowd Funder National Emergency Trust		10,652	10,652
London Borough of Islington	15,000	7,000	22,000
Oak Foundation	44,000		44,000
Gigantic - guided tour		191	191
Gigantic - donations from public on ticket sales		17,707	17,707
Other Donations	13,828	32,933	46,761
Union Chapel Church		4,604	4,604
The Allan Charitable Trust		2,000	2,000
Slaughter & May Charitable Trust		1,200	1,200
The Grace Trust		1,000	1,000
Linbury Trust	5,000		5,000
The Henry Smith Charity	10,417		10,417
Albert Hunt Trust	7,000		7,000
The 29th May 1961 Charitable Trust	6,000		6,000

4. Income from donations and legacies (continued)

	Restricted	Unrestricted	Total
Cloudsley	1,951		1,951
The Mount Fund	5,000		5,000
London Housing Foundation	7,500		7,500
Crowd Funder		13,450	13,450
Benevity Charitable Giving			-
Jones Day		5,000	5,000
Crowdfunding - The Big Give		20,129	20,129
Total	115,696	115,866	231,562
Chefs (inc Head and Trainee):			
Cloudsley	14,905		14,905
The Henry Smith Charity	12,500		12,500
Total	27,405	-	27,405
Crisis Service - Housing and Benefits Advisor:			
Slaughter & May Charitable Trust	29,333		29,333
Cloudsley	1,000		1,000
Total	30,333	-	30,333
Drop in Service Food:			
Cloudsley	17,500		17,500
Total	17,500		17,500
Hardship Fund:			
Islington Giving	6,667		6,667
Total	6,667		6,667
Income from Donations and Legacies	**291,336**	**123,499**	**414,835**
Total 2023	**302,509**	**89,336**	**391,845**

5. Income from charitable activities

	Unrestricted funds 2024 £	Total funds 2024 £	*Total funds 2023 £*
Income from charitable activities	115,438	**115,438**	*92,032*
Total 2023	*92,032*	*92,032*	

6. Income from non charitable trading activities

	Unrestricted funds 2024 £	Total funds 2024 £	*Total funds 2023 £*
Sales	1,341,662	**1,341,662**	*1,024,148*
Total 2023	*1,024,148*	*1,024,148*	

7. Investment income

	Unrestricted funds 2024 £	Total funds 2024 £	*Total funds 2023 £*
Investment income - interest receivable	5,089	**5,089**	*880*
Trading income - Interest receivable	3,887	**3,887**	*348*
	8,976	**8,976**	*1,228*
Total 2023	*1,228*	*1,228*	

8. Analysis of expenditure on charitable activities

Summary by fund type

	Restricted funds 2024 £	Unrestricted funds 2024 £	Total 2024 £	*Total 2023 £*
Core	52,309	538,461	**590,770**	*774,272*
Supported employment programme	93,234	68,600	**161,834**	*95,145*
Crisis services	71,372	16,951	**88,323**	*101,793*
Sunday school	50,099	-	**50,099**	*57,968*
Organ	9,646	-	**9,646**	*118,052*
	276,660	624,012	**900,672**	*1,147,230*
Total 2023	*346,250*	*800,980*	*1,147,230*	

9. Analysis of charitable expenditure by activities

	Activities undertaken directly 2024 £	Support costs 2024 £	Total funds 2024 £	*Total funds 2023 £*
Core	2,237	588,533	**590,770**	*774,272*
Supported employment	107,641	54,193	**161,834**	*95,145*
Crisis services	46,172	42,151	**88,323**	*101,793*
Sunday school	50,099	-	**50,099**	*57,967*
Organ	9,646	-	**9,646**	*118,052*
	215,795	684,877	**900,672**	*1,147,229*
Total 2023	*265,886*	*881,343*	*1,147,229*	

9. Analysis of charitable expenditure by activities (continued)

Analysis of support costs

	Cost of sales 2024 £	Supporting Premises 2024 £	Crisis service 2024 £	Other 2024 £	Total funds 2024 £	*Total funds 2023 £*
Staff costs	324,682	28,287	22,000	-	**374,969**	*611,336*
Premises	182,980	7,326	5,698	-	**196,004**	*44,155*
Services	72,261	10,324	8,031	-	**90,616**	*176,737*
Other costs	8,610	8,256	6,422	-	**23,288**	*49,115*
	588,533	54,193	42,151	-	**684,877**	*881,343*
Total 2023	*709,029*	*36,741*	*66,609*	*-*	*881,343*	

10. Other expenditure

	Unrestricted funds 2024 £	Total funds 2024 £	*Total funds 2023 £*
Trading expenditure	702,726	**702,726**	*580,859*
Total 2023	*580,859*	*580,859*	

11. Auditors remuneration

	2024 £	*2023 £*
Fees payable to the Charity's auditor for the audit of the Charity's annual accounts	**12,500**	*10,500*
Fees payable to the Charity's auditor in respect of:		
All non-audit services not included above	**3,850**	*3,850*

12. Staff costs

	Group 2024 £	*Group 2023 £*	**Charity 2024 £**	*Charity 2023 £*
Wages and salaries	**868,195**	*917,116*	**395,995**	*489,435*
Social security costs	**59,078**	*51,255*	**31,080**	*28,086*
Contribution to defined contribution pension schemes	**12,617**	*19,484*	**7,092**	*13,207*
	939,890	*987,855*	**434,167**	*530,728*

The average number of persons employed by the Charity during the year was as follows:

	Group 2024 No.	*Group 2023 No.*	**Charity 2024 No.**	*Charity 2023 No.*
Total				
Average no. of employees	**38**	*40*	**13**	*24*

No employee received remuneration amounting to more than £60,000 in either year.

The total employee benefits including pension contributions of the key management personnel were £214,192 (2023: £261,069).

13. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2023:£Nil)

During the year ended 31 March 2024, no Trustee expenses have been incurred *(2023 - £Nil)*.

14. Tangible fixed assets

Group

	Staging and equipment £	Fixtures and fittings £	Fire Protection £	Equipment £	Total £
Cost or valuation					
At 1 April 2023	**224,468**	**177,479**	**69,813**	**65,390**	**537,150**
Disposals	**-**	**(2,900)**	**-**	**-**	**(2,900)**
At 31 March 2024	**224,468**	**174,579**	**69,813**	**65,390**	**534,250**
Depreciation					
At 1 April 2023	**221,467**	**162,580**	**30,806**	**65,390**	**480,243**
Charge for the year	**3,001**	**12,320**	**2,771**	**-**	**18,092**
On disposals	**-**	**(2,900)**	**-**	**-**	**(2,900)**
At 31 March 2024	**224,468**	**172,000**	**33,577**	**65,390**	**495,435**
Net book value					
At 31 March 2024	**-**	**2,579**	**36,236**	**-**	**38,815**
At 31 March 2023	*3,001*	*14,899*	*39,007*	*-*	*56,907*

Charity

	Fixtures and fittings £	Fire Protection £	Total £
Cost or valuation			
At 1 April 2023	**113,880**	**69,813**	**183,693**
At 31 March 2024	**113,880**	**69,813**	**183,693**
Depreciation			
At 1 April 2023	**101,569**	**30,806**	**132,375**
Charge for the year	**12,311**	**2,771**	**15,082**
At 31 March 2024	**113,880**	**33,577**	**147,457**

14. Tangible fixed assets (continued)

Charity (continued)

	Fixtures and fittings £	Fire Protection £	Total £
Net book value			
At 31 March 2024	**-**	**36,236**	**36,236**
At 31 March 2023	*12,311*	*39,007*	*51,318*

15. Fixed asset investments

Charity	Investments in subsidiary companies £
Cost or valuation	
At 1 April 2023	**6**
At 31 March 2024	**6**
Net book value	
At 31 March 2024	**6**
At 31 March 2023	*6*

15. Fixed asset investments (continued)

Principal subsidiaries

The following were subsidiary undertakings of the Charity.

Union Chapel Directions Limited

At 31 March 2024, 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. The subsidiary company donates its taxable profit to Union Chapel Project by Gift Aid.

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 Organsation (CIO) and subsidiary charity of Union Chapel Project.

The Margins Project operates within the Chapel building and provides support services for homeless people that include crisis services, a cafe training programme and support services. Independently examined accounts will be filed with the Charity Commission.

Name	Income	Expenditure	Surplus / (Deficit) for the year	Net Assets
	£	£	£	£
Union Chapel Directions Limited	1,345,553	(971,836)	373,717	6
The Margins Project	297,780	(269,707)	28,073	31,087

:

16. Stocks

	Group 2024 £	*Group 2023 £*
Goods for resale	**14,593**	*3,108*

17. Debtors

	Group 2024 £	*Group 2023 £*	Charity 2024 £	*Charity 2023 £*
Due within one year				
Trade debtors	**419,179**	*432,946*	**81,935**	*50,624*
Amounts owed by group undertakings	**-**	*-*	**395,215**	*565,535*
Other debtors	**7,120**	*32,421*	**7,120**	*29,859*
Prepayments and accrued income	**13,329**	*22,697*	**5,714**	*15,205*
	439,628	*488,064*	**489,984**	*661,223*

18. Creditors: Amounts falling due within one year

	Group 2024 £	*Group 2023 £*	Charity 2024 £	*Charity 2023 £*
Trade creditors	**200,501**	*220,567*	**59,137**	*58,626*
Other taxation and social security	**67,764**	*160,424*	**6,421**	*580*
Other creditors	**72,733**	*135,680*	**1,348**	*12,855*
Accruals and deferred income	**380,785**	*188,585*	**48,847**	*19,408*
	721,783	*705,256*	**115,753**	*91,469*

19. Statement of funds

Statement of funds - current year

	Balance at 1 April 2023 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 March 2024 £
Unrestricted funds					
Designated funds					
Designated Funds	**354,147**	**-**	**-**	**(66,952)**	**287,195**
General funds					
General Funds	**220,517**	**1,589,575**	**(1,442,644)**	**54,116**	**421,564**
Total Unrestricted funds	**574,664**	**1,589,575**	**(1,442,644)**	**(12,836)**	**708,759**
Restricted funds					
Supported employment services	**-**	**105,134**	**(93,134)**	**-**	**12,000**
Crisis	**-**	**83,472**	**(71,472)**	**-**	**12,000**
Core	**44,309**	**8,000**	**(52,260)**	**(49)**	**-**
Sunday school project	**129,982**	**69,771**	**(50,148)**	**33,099**	**182,704**
Organ	**24,101**	**24,959**	**(9,646)**	**(20,214)**	**19,200**
	198,392	**291,336**	**(276,660)**	**12,836**	**225,904**
Total of funds	**773,056**	**1,880,911**	**(1,719,304)**	**-**	**934,663**

19. Statement of funds (continued)

Supported employment services

Grants received towards the running costs of the supported employment programme (see Trustees Report for more details).

Crisis

A twice-weekly drop in service that provides meals, showers, clothing etc and an advice service with referrals to specialist services.

Core

Grants, donations and fundraising activities to meet core infrastructure costs that support the delivery of charitable activities.

Sunday School project

A major project supported by a grant from the National Lottery Heritage Fund to redevelop the historic school hall.

Organ

Grants, donations and fundraising activities used towards the costs of repairing the chapel's organ. In the prior year, these funds were named "consrvation and repairs"

Designated funds

Funds set aside for future activities associated with future capital works.

Margins Manager

Management of the Margins Project activities

Community Engagement

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

During the year, a transfer of £66,952 was made between the designated funds and genral funds to reflect the cost of future activities associated with future capital works, and fixed assets.

In addition, a full review of funds were undertaken during the year. While tracking back through the information, it was found that a grant for £31,000 from All Churches in the year ended 31 March 2022 had been allocated to Conservation and Repair which was part of the Sunday School funding.This resulted in an overall transfer of £20,214 from the Organ fund to Sunday school project fund in 2024.

19. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 April 2022 £	*Income* £	*Expenditure* £	*Transfers in/out* £	*Balance at 31 March 2023* £
Unrestricted funds					
Designated funds					
Designated Funds	*354,147*	*-*	*-*	*-*	*354,147*
General funds					
General Funds	*540,769*	*1,206,744*	*(1,401,745)*	*(125,251)*	*220,517*
Total Unrestricted funds	*894,916*	*1,206,744*	*(1,401,745)*	*(125,251)*	*574,664*
Restricted funds					
Margins Manager	*-*	*15,000*	*(49,029)*	*34,029*	*-*
Supported employment services	*-*	*51,875*	*(60,575)*	*8,700*	*-*
Community engagement	*10,166*	*1,500*	*(94,188)*	*82,522*	*-*
Conservations & repairs	*43,764*	*4,200*	*(23,863)*	*-*	*24,101*
Crisis	*-*	*45,125*	*(45,125)*	*-*	*-*
Core	*-*	*59,809*	*(15,500)*	*-*	*44,309*
Sunday school project	*62,950*	*125,000*	*(57,968)*	*-*	*129,982*
	116,880	*302,509*	*(346,248)*	*125,251*	*198,392*
Total of funds	*1,011,796*	*1,509,253*	*(1,747,993)*	*-*	*773,056*

20. Analysis of net assets between funds

Analysis of net assets between funds - current period

	Restricted funds 2024 £	Unrestricted funds 2024 £	Total funds 2024 £
Tangible fixed assets	-	38,815	**38,815**
Current assets	238,019	1,379,611	**1,617,631**
Creditors due within one year	(12,115)	(709,667)	**(721,783)**
Total	225,904	708,759	**934,663**

Analysis of net assets between funds - prior period

	Restricted funds 2023 £	*Unrestricted funds 2023 £*	*Total funds 2023 £*
Tangible fixed assets	-	*56,907*	*56,907*
Current assets	*199,999*	*1,221,406*	*1,421,405*
Creditors due within one year	*(1,607)*	*(703,649)*	*(705,256)*
Total	*198,392*	*574,664*	*773,056*

21. Reconciliation of net movement in funds to net cash flow from operating activities

	Group 2024 £	*Group 2023 £*
Net income/expenditure for the period (as per Statement of Financial Activities)	**161,607**	*(238,739)*
Adjustments for:		
Depreciation charges	**18,092**	*24,325*
Interest income	**(8,976)**	*(1,228)*
Decrease/(increase) in stocks	**(11,485)**	*-*
Decrease/(increase) in debtors	**48,436**	*(70,951)*
Increase in creditors	**16,527**	*22,788*
Net cash provided by/(used in) operating activities	**224,201**	*(263,805)*

22. Analysis of cash and cash equivalents

	Group 2024 £	*Group 2023 £*
Cash in hand	**1,163,410**	*930,233*
Total cash and cash equivalents	**1,163,410**	*930,233*

23. Analysis of changes in net debt

	At 1 April 2023 £	Cash flows £	At 31 March 2024 £
Cash at bank and in hand	**930,233**	**233,177**	**1,163,410**
	930,233	**233,177**	**1,163,410**

24. Operating lease commitments

At 31 March 2024 the Group and the Charity had commitments to make future minimum lease payments under non-cancellable operating leases as follows:

	Group 2024 £	*Group 2023 £*	**Charity 2024 £**	*Charity 2023 £*
Not later than 1 year	**16,000**	*16,000*	**16,000**	*16,000*
Later than 1 year and not later than 5 years	**48,000**	*48,000*	**48,000**	*48,000*
	64,000	*64,000*	**64,000**	*64,000*

25. Related party transactions

During the year, Union Chapel Project paid rent of £16,900 (2023: £16,000) to Union Chapel for use of its office space. Union Chapel made an unrestricted donation of £16,900 (2023: £16,000) and Friends of Union Chapel made a restricted donation of £6,100 (2023: £1,700).

The Charity received £446,872 (2023:£390,292) in gift aid donations from Union Chapel Directions Ltd.

Expenses of £47,113 (2023: £102,252) were recharged to The Margins Project and £269,111 (2023: £151,161) were recharged to Union Chapel Directions Ltd during the year.

UNION CHAPEL PROJECT

England & Wales - Charity number 1010166

Accounts

Registered number: 02583801
Charity number: 1010166

Union Chapel Project

(A Company Limited by Guarantee)

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

For the Year Ended 31 March 2023

UNION CHAPEL PROJECT

(A Company Limited by Guarantee)

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UNION CHAPEL PROJECT

(A Company Limited by Guarantee)

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS
For the Year Ended 31 March 2023

Directors and Trustees	Philip Walker (Chair) Jean Appleyard Kathryn Dixon Vaughan Jones Thomas Linton-Smith Gordon Montgomery Fajer Qasem (appointed 1 December 2022)
Registered office and Operational address	Union Chapel 19b Compton Terrace London N1 2UN
Company number	02583801
Charity number	1010166
Bankers	Barclays Bank plc Leicester LE87 2BB
Solicitors	Bates, Wells & Braithwaite London LLP 10 Queen Street Place London EC4R 1BE
Auditors	Goodman Jones LLP 29-30 Fitzroy Square London W1T 6LQ

TRUSTEES' REPORT

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 the 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 2022-23 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 (Margins or 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, the risk of homelessness or crisis
- **Our In Union and Re-Union arts, cultural and community programmes** – increased community creative programmes and activities, using digital and physical resources
- **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 Limited (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 consider the accessibility of the chapel to those on low incomes by offering free and low-cost activities, onsite and remotely.

3. Achievements and Performance

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.

Summary of achievements 2022-23

The financial year 2022-23 continued to be a hugely challenging year across all our operations and activities – from the delivery of events and community activities, to staffing, capacity, finance, fundraising and resources. 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 continuing to pilot new programmes and approaches.

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 enhancing Union Chapel's reputation as a pioneering arts venue as well as a working church.

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

Events and performances

In a year marked by unprecedented challenges, we are thrilled to share our achievements and significant milestone within the live events and performances across the chapel. Despite the impact of COVID-19, we successfully booked over 160 events and performances across the 22-23 financial year.

One of our key achievements was the successful organisation and hosting of *Wellstock*'s first ever event, featuring the renowned artist, Ed Sheeran. *Wellstock* aims to unite mental health awareness, fundraising efforts, and the power of music. This exclusive event, which supported Shout's inaugural fundraising initiative, focused on providing unique and immersive experiences to assist those at the forefront of mental health services. To attend the event, individuals participated in a charity prize draw, making a voluntary donation of £10 to the For One Night Only Fund, benefiting Shout. The event received overwhelming demand, reflecting Ed Sheeran's immense popularity following his record-breaking tour, which saw him play to more than 3 million fans in Europe in 2022.

We hosted a successful fundraiser for the *Bike Project*, an organisation that restores second-hand bikes and donates them to refugees and asylum seekers within our community. This event, headlined by James Acaster, generated an impressive £37,000 after costs, further magnifying our commitment to supporting local initiatives and social causes.

Union Chapel also saw the local resident Louis Dunford premier his song, "The Angel," which was videoed, went viral and subsequently caught the attention of Arsenal Football Club, the beloved local team within our community. This remarkable collaboration resulted in the song being embraced by the fans, who now sing it as players run onto the pitch for games, solidifying its place as an anthem for the club. This is a testament to the power of music and arts in uniting communities and fostering a sense of belonging.

Our venue became a sought-after destination for album launches and intimate showcase events for internationally esteemed artists such as Jack White, Tom Odell and Korn, who chose our space as the hottest ticket in town for their album releases. These accomplishments have not only brought us financial success but also strengthened our position as a pivotal player in the arts and cultural landscape.

In addition to our achievements in live events and performances, we have expanded our offerings by venturing into the podcast industry, further diversifying our portfolio and capitalising on new market opportunities. We are excited to continue building on this emerging sector and leveraging it to enhance our event experiences at the chapel.

Media Links

Behind the scenes video of Ed Sheeran's performance: https://unionchapel.org.uk/venue/newsviews/go-behind-the-scenes-with-ed-sheeran
Louis Dunford - https://www.youtube.com/watch?v=pHVI1hIh9z8 and https://www.youtube.com/watch?v=2TOEvsH8Vvc
Nick Cave - interview with Nick Cave broadcast on BBC Newsnight last night: https://www.bbc.co.uk/iplayer/episode/p0dfc642/the-big-interviews-nick-cave
Vogue – Emma Corrin photographed at Union Chapel for 31 Famous Stars Homage to 20s - https://www.vogue.co.uk/arts-and-lifestyle/gallery/hollywood-portfolio-2023
Jack White (Album Launch) https://www.youtube.com/watch?v=5EB9nYjt4w8
Tom Odell (Album Launch) https://www.youtube.com/watch?v=4fcSK_YS7J4

Organ programme

After two reschedules due to the pandemic Organ *Re*framed festival took place on the 16-18 September 2022. This was by far the most ambitious production yet with Union Chapel being transformed into a 360-degree moving image canvas creating a truly immersive experience through sound, music and visuals for the Saturday evening show. The festival premiered five new commissions from artists at the forefront of contemporary music alongside the London Contemporary Orchestra and Choir. Friday night was completely sold out with Saturday only having a handful of tickets left.

From the audience:

"Claire M Singer and Chris Watson's work for Organ Reframed was a genuine, profound and spiritual moment in my life"

"Thank you for an absolutely unforgettable experience"

"I waited 2 years and flew from California to see this. It didn't disappoint!"

"Chris Watson and Claire M Singer's piece was truly wonderful. Life goes on at its regular pace and then there is a magical moment: a time when things seem to fall into place and their evening was one of them"

The Organ *Re*framed label has continued to succeed with regular sales of the first release by Eliane Radigue with clear profit margins now achieved.

The programme also continued to support four students from St Mary Magdalene School with free individual organ lessons on a weekly basis during term time. Unfortunately the rest of the programme was paused after the festival due to our Music Director focusing on fundraising for an urgent repair to the soundboard in the Swell section of the organ, which is provisionally booked for January – May 2024.

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

The Margins Project (Margins)

The Margins Project (Margins) was established by the Union Chapel (Church) in 1995 to help people experiencing injustices and crisis, particularly those who are experiencing homelessness or living in precarious housing conditions. The charity primarily supports people from the London Borough of Islington and surrounding boroughs although it helps people from across London.

Margins aims to support its service users to achieve the following outcomes:

- Increase quality of life through better shelter, food, hygiene and safety, access to temporary or permanent accommodation, and the prevention of eviction

- Improve physical and/or mental health and well-being
- Improve economic circumstances through access to benefits and employment
- Improve life skills and employability skills
- Improve confidence and self-esteem

It achieves the above by providing the following services:

- A drop-in service twice a week offering food, showers, laundry and clothing, hardship support, and emergency packs. Newcomers receive an initial assessment so that we can work on each individual case
- Advice, primarily on housing and benefits, and engagement services through the week with referrals to specialist agencies including to health services, debt management advice, immigration advice and domestic violence support services
- Well-being support and mentoring
- An intensive Supported Employment Programme in the Margins Café with ancillary support such as job-search

The number of guests (service users) continued to increase during this reporting period. Attendance per drop-in service averaged 58, slightly higher than last year's 57 guests and 50 guests the year before that (2020-21). This steady increase is for several reasons, including:

- An increase in those people needing our support post pandemic
- Cost-of-living crisis
- Many people transitioning from legacy benefits onto Universal Credit
- An increase of awareness about the Margins Project which has played a major role as a community hub during the pandemic
- The recognition by Islington Council as one of the few voluntary and community sector partners in the borough
- The welcoming atmosphere we have created to help the community to engage, to contribute and to participate in the delivery of services
- Cold weather impact on our community

Key achievements 2022-23:

- a consolidation and strengthening of a fully operational and vertically integrated suite of services including community drop-in service, Supported Employment Programme, and advice and engagement
- Smooth re-establishment of the Supported Employment Programme (SEP) after nearly two years of inactivity due to the pandemic
- Closer working relationship with Union Chapel Project's events team to feature and promote Margins' services, especially the catering services, more widely among audiences and stakeholders
- Opening Margins services to a wider and more diverse groups, including refugees and asylum seekers
- Developing good relationships with local organisations and funders

Union Chapel Church

Union Chapel is the name of the church founded in 1799, which has played an important role in the life of Islington's religious and social life ever since. As the charitable arm of the church, Union Chapel Project ensures that its buildings are well used with respect to the dignity of the venue whose principal purpose is for public worship.

Union Chapel holds services each Sunday, with preaching relevant to our challenging context. The church takes full advantage of its organ and musical tradition. A pool of professional musicians enhance the worship with Gospel, jazz, and classical music. A weekly Bible Study is held and this year included an interfaith study with New Stoke Newington Schul. Our ever-popular Carols by Candlelight resumed after the enforced break caused by Covid. Attendance at church is slowly increasing and our services and events had an overall attendance of 3,678. Services and activities are published online. The church also officiates at weddings, including same-sex marriages and memorial services. In June we held our annual Pride service. We also commemorated Trans Day of Remembrance with an event in the Upper Hall.

Union Chapel hosts a community choir, Union Chapel Singers which sang at our Remembrance Sunday and also at a special event in December entitled 'Blue Christmas'. Union Chapel also hosts a gospel choir called Union Chapel Voices which organised two major events namely 'Beloved' on Good Friday and 'Music of Resistance' for Black History Month".

Our social justice and community outreach activities has become an important feature in the life of Union Chapel. A significant development has been the awarding of a contract with Islington Council to provide wraparound support to asylum seekers in two hotels in the borough. This has drawn us closer to the Margins project. Our Lent Programme entitled 'Faith Under Fire' explored themes of religious persecution, human rights and solidarity. Our concern for international issues was demonstrated in a webinar we organized on the situation in Tigray viewed by over 21,000 people. Our Climate Justice programme included a series of films and presentations and a fair entitled Waste Stops Here promoting local campaigning groups.

Activity 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 2022-23

During 2022-23, like the previous three years, the main focus has been to keep the expenses on conservation to the minimum and concentrate on necessary works related to maintenance and Health and Safety. Nevertheless, good progress was made with improving our Health & Safety standards, carrying out works as recommended in the latest fire risk assessment. We also carried out repair works to the Chapel North and South Aisle Roof as well as keeping up with our planned maintenance programme.

Sunday School Project



- Following confirmation of the grant from NLHF (National Lottery Heritage Fund) in March 2021, much work has gone into the preparation of documents prior to signature of the contract with the funder. In particular, the review of the Management Agreement (MA) with the Church in order to include the freeholder of Union Chapel (UC), the Congregational Federation, as per the previous MA. Permission to start the work was granted by the NLHF in November 2022
- Grant applications for SSH (Sunday School Hall) capital works (more details in the Development Team report)
- Interviews and appointments of the capital works design team
- Progress of details of the capital works scheme, added air source heat pump and cost review
- Review of programme, cashflow forecast and fundraising pipeline following major budget increase due to high inflation, project delay and additional works included in the core project (for example: dumb waiter, bar to SSH and air source heat pump)
- Support from Islington Giving's Core Project covering project management, corporate engagement and quality assurance that helped to develop a strong structure for the SSH project, including a project plan, risk register, terms of references for steering groups, and time management for meetings. Overall a very positive and useful experience

Heritage programme

heritage open days

OPEN HOUSE FESTIVAL

- Developed and delivered Open House/Heritage Open Day within Organ Programme with Claire Singer and The Friends of the Union Chapel (Friends)
- Delivered #Thank you day with Friends
- Participated in online heritage day
- Developed programme for 2023 Open House and Heritage Open Day in collaboration with Claire Singer
- Collaborated with Friends and Archive Group
- Delivered tower tours for Crowdfund campaign

The Friends of the Union Chapel

The Friends of the Union Chapel (Friends) help restore and preserve the Union Chapel and organise a variety of activities in the building.

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

Conservation and building works









- Repair works to Chapel North and South aisle roof
- Cleaning trials to pulpit and pews by specialist contractors
- Applied and received Listed Building Consent for pew numbering
- Development of organ repair project for 2024 with Claire Singer
- Continued collaboration with Development Team for fundraising and marketing
- Continued collaboration with Friends for conservation tests and works and heritage program
- Reviewed environmental policy
- Reviewed archive information on works to the Sunday School in 2003 to use for current SSH project
- Redecoration of the bar stairs
- Participation to CoRe project organized by the Big Alliance to improve Project Management skills and organization resilience
- Prepared Infrastructure budget for 2023-24

Facilities and maintenance



- Carried out planned and reactive maintenance works
- Kept all gutters and drains unblocked and clean
- Planned and delivered maintenance week in August and December
- Pews and floor repairs
- Minor repairs to electrical layout
- Reviewed Maintenance Management Plan
- In house cleaning and refurbishment of chapel chandeliers
- Obtained all necessary consents to fix high
- security building information box for fire brigade
- Dealt with office flood from flat above
- Reviewed environmental policy and participation to The Business Climate Challenge program by the Mayor of London
- Successful recruitment of new cleaners
- Unsuccessful recruitment of Facility Manager

Health and safety

- Improved staff health and safety records. A member of staff attended IOSH (Institute of Occupational Safety and Health) course and obtained IOSH (Institution of Occupational Safety and Health) Managing Safely certificate
- Increased collaboration with WorkNest, our competent health and safety consultant
- Carried out planned and reactive maintenance and tests in house and with external competent contractors as required: fire alarm, emergency lights, electrical installation, lightning installation and chair lift.
- Carried out weekly fire alarm tests, water temperature tests, and maintained fire exit and routes clear from obstructions. Continuous collaboration with the Church, Union Chapel Directions (venue operation) and Margins for security and health and safety issues/policies
- Provided regular fire evacuation induction and ladder use training to new staff
- Arranged fire marshal and first aid training for all staff
- Carried out most urgent works as recommended in latest Fire Risk assessment
- Resolved issues with erratic behavior of fire alarm installation

- Positive outcome of regular survey visit from fire brigade
- Answered out of office emergency call outs
- Reviewed Infrastructure Risk Register

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

Fundraising

Total income raised through fundraising in 2022-23 was £483,877 which represents a 34% decrease from the previous years total of £730,695. As expected, the effects of the 2022-23 cost-of-living crisis negatively impacted all income streams most notably individual giving and Trust and Foundations. The effects of the 2022-23 cost-of-living crisis will continue to impact charitable income for some years to come, we will continue to review our fundraising strategy and look to increase income from alternative sources such as corporate sponsorship and membership.

Summary of fundraising achievements 2022–23:

- Our strategic focus has been on building strong, longer-term relationships and developing new partnerships with Trust and Foundations. Whilst some of this contributed to 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. Notable support came from the Oak Foundation, Henry Smith Foundation and the Drapers Charitable Fund
- We have continued to work strategically with our Corporate Partners, many of whom are aligned with our Margins Project and in addition to financial support have given their time and expertise through volunteering. We have been delighted to continue working with Slaughter & May, Pret Foundation and Expedia.
- The unique impact of our charitable activity continued to be recognised by the London Borough of Islington in 2022-23. We are grateful for their ongoing financial support.
- Capital fundraising for the Sunday School Project continued to be a top priority. We were successful in securing major donations from the Foyle Foundation and Garfield Weston Foundation
- We ran a successful crowdfunding campaign in winter 2022-23 with the support of the Aviva Community Fund. Over 155 supporters helped us raise over £20,000 to help fund the ongoing work of the Margins Project and contribute towards increased running costs
- Individual donations of over £30,000 despite the cost-of-living crisis

Union Chapel Directions Limited

Union Chapel Directions Limited (UCD) is a trading subsidiary of UCP and works to support *Aims 1* and *4*.

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. See *Aim 1* for details of activities for the financial year.

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.

4. Plans for the Future

For the immediate future, we are optimising net revenues in an effort to rebuild our balance sheet following the ravages of the lock-downs and our inability to facilitate gigs and performances for some time during the financial year. Of course, we are also gearing-up for the exciting and substantial refurbishment of the Sunday School. We will continue to develop and offer outreach into our local community. We will also prioritise sustainability in both building works and our operations.

Margins in an integral part of the organisation and fulfils some of our charitable objectives. The gigs are also crucial to our reputation and generating most of our income. As part of its employment initiative, Margins often cooks food for concert-goers which is a wonderful addition to the experience of both patrons and trainee chefs.

Looking beyond the building works, we are committed to making Union Chapel a leading centre for the arts, culture and community in London. We are also committed to the master plan for the building which stretches ahead a further 15 years and envisages much improved access, a reception area, a lift serving all three floors. We are acutely aware of course that as we focus on the fabric of the building, we need to continue to expend energy into ensuring the building is kept alive with activity.

Thank-You

On behalf of the board may I thank our hard-working staff, stewards, the numerous volunteers we are delighted to work with, all sorts of stakeholders such as the Friends of the Union Chapel, the Church, Margins, our near neighbours, our many external advisers some of whom work on a pro bono basis. This community, together with our donors, some private, some public such as the National Lottery Heritage Fund and the Places of Listed Worship, all contribute to creating the wonderful Union Chapel.

Finally, may I thank my fellow directors, all of whom volunteer their time and expertise, to make this project a success. This financial year has been particularly tough but I am confident that we will survive, with more focus to be able to build on the considerable success that Union Chapel has enjoyed over the last 30 years.

5. Financial review

Summary

Overall, UCP reported a consolidated deficit of £239k for the financial year compared with a surplus of £295k for 2022. Although income increased by 14.7% to £1,509k, costs have risen steeply to £1,748k. This is partly due to inflationary pressures but partly due to increased costs of delivery as detailed below under the Expenditure heading.

The deficit has been funded by retained unrestricted reserves.

Net funds at 31 March 2023 were £773k, of which £574k was unrestricted, including £354k of designated reserves. Note that opening unrestricted funds for this year reflect a prior year adjustment to correct an overstatement of restricted funds on a consolidated basis as at 31 March 2022.

Income

Commercial income showed a significant increase to £1,024k from £585k in 2022 as we rebuild our events programme and commercial income streams back to the full capacity of pre-2020. Total non-commercial income for the year was £484k (2022: £731k).

Expenditure

Expenditure for the year totalled £1,747k against £1,020k for 2022, a significant increase of over 70%. There are several reasons for this increase. One of the main reasons is the increased delivery of events which incurred more staff costs. In addition, the organisation was impacted by significant inflation in areas such as energy and food.

Reserves policy

UCP's reserves policy reflects the organisation's objective of balancing the need for financial stability with providing match funding for various capital works and the ambition to expand the range of services offered. This year, as the organisation continued to rebuild its activities after the disruption caused by the pandemic and due to the impact of inflationary pressures, we had to draw down on reserves.

General reserves at the year-end are reported as £221k, a decrease of £320k over the year. Of total unrestricted funds, £56k is set aside for fixed assets. Our current reserves policy reflects holding 3-6 months of consolidated unrestricted operating expenses. Therefore, the focus of attention for the next few years will be to restore reserves to a level to ensure sustainability whilst working to develop the new business strategy and associated funding model. Building reserves will be achieved through a combination of increasing commercial and unrestricted grant income whilst closely managing the cost base.

There is no change in designated reserves during the year, these remain at £354k. This reserve was created to meet major capital works. The Trustees will consider the appropriate level of this fund going forward based on current and future capital projects.

6. Fundraising Approach

UCP's current approach to fundraising is to be transparent, clear and friendly. UCP directly employs qualified personnel as fundraising employees with clear remits, 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 and 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 indicating for which project the funds are being raised e.g. the Sunday School
- Crowdfunders – online time-specific campaigns for specific projects or needs, circulated to our members, mailing lists and through our digital channels
- Specific fundraising events to raise funds – this might be through the purchasing of tickets or donations given 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 membership of the 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
- 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
- General donations – specific donations page on the website for one off and spontaneous donations

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

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

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

7. Structure, governance and 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 and control the whole of the fabric operations of 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 shall be those of the minister and the members of the Church. 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. A Finance and Remuneration Sub-Committee also meets four times a year.

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 and Operations
- Union Chapel Directions
- The Margins Project
- Conservation and Repairs
- Fundraising and Development

The Leadership Team now meets on a weekly and is responsible for meeting operational plans and budgets and focusing on procedures and improvements across the organisation. In May 2023, our CEO of almost four years stepped down to take up a new opportunity. The board made the decision to pause the recruitment of a replacement until the 2024-25 financial year in order to conserve resources, having full confidence in the leadership team to manage operational delivery in the meantime.

The charitable subsidiary The Margins Project is supervised by a separate Board of Trustees and the trading subsidiary Union Chapel Directions Limited 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 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.

Structural review

During 2020-21 and 2021-22 a substantial review of the organisational structure and associated governance arrangements was undertaken. It was agreed that the current and planned future community and social justice programme for delivery by UCP and Margins would be consolidated over the coming years for delivery by a single entity. Further work to develop and implement this objective is ongoing.

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.

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 the Union Chapel is improving 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 the Finance and 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 (minimum) or seven (maximum) Trustees. One of these Trustees should be the Minister or, if they are unable or unwilling, a person elected by the Church. There should be a further two (minimum) or three (maximum) 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 (AGM).

One of the two non-Church Trustees and one of the three Church-elected Trustees should retire by rotation at each AGM in accordance with who has been longest in office.

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 and specified lengths of terms of office for Trustees. Each Trustee shall retire from office at the third AGM following the commencement of his or her term of office, with a limit of three terms of office of three 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, most recent audited accounts, latest management accounts, the business plan and organisational chart, along with signposting to Charity Commission guidance on the role and responsibilities of trustees.

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

Risk Management

The Trustees are responsible for overseeing the risk management strategy for the organisation and its subsidiaries. A 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.

TRUSTEES' REPORT (CONTINUED)

For the year ended 31 March 2023

The key risks currently facing the organisation are: ensuring ongoing financial stability; funding to support our planned capital works programme; ensuring the health and safety of the building; ensuring sufficient/trained staff and an effective infrastructure to deliver our activities; and, consideration of our location in the middle of a residential neighbourhood. Some of the measures taken to mitigate these risks are the following:

- Leadership Team and boards to keep onsite procedures, activities and income generating plans under regular review to manage external financial and social circumstances as best as possible, and in line with sector best practice
- Leadership Team and boards to follow internal policies on recruitment, retention and development to ensure an effective, well-trained and motivated team of staff and casual workers are in place
- Development Team are developing a new Fundraising Strategy to support our capital works programme and key core activity, whilst continuing to identify and secure funding through grants and donations and other sources
- Ongoing 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 during events including a self-imposed curfew and noise restrictions for performers, working with Islington Council to manage crowd control, and the management of other potential/actual disruptions
- The Finance and Remuneration Sub-Committee reviews our financial position to ensure we have adequate funds to ensure sustainability and to meet our charitable objectives

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

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 and signed on their behalf by:

P. Walker

P Walker
Chair of the Board of Trustees

Date 27th March 2024

STATEMENT OF TRUSTEES' RESPONSIBILITIES
For the Year Ended 31 March 2023

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

Company law requires the Trustees to prepare financial statements for each financial year. Under company law, the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Group and the Charity and of their incoming resources and application of resources, including their income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Group and the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Group and the Charity 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 Group and the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the members of the board of Trustees on and signed on its behalf by:

P. Walker P. WALKER

Date:

27th March 2024

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OFUNION CHAPEL PROJECT

Opinion

We have audited the financial statements of (the 'parent charitable company') and its subsidiaries (the 'group') for the year ended 31 March 2023 which comprise the Consolidated Statement of Financial Activities, the Consolidated Balance Sheet, the Charity Balance Sheet, the Consolidated Statement of Cash Flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Group's and of the parent charitable company's affairs as at 31 March 2023 and of the Group's incoming resources and application of resources, including 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 Charities Act 2011.

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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the Group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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 Group's or the parent charitable company'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 Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the Annual Report other than the financial statements and our Auditors' Report thereon. The Trustees are responsible for the other information contained within the Annual Report. 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. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' Report is inconsistent in any material respect with the financial statements; or
- the parent charitable company has not kept sufficient accounting records; or
- the parent charitable company financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Trustees' Responsibilities Statement, the Trustees (who are also the directors of the charitable company 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 the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Group's and the parent charitable company'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 Group or the parent charitable company or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditor under section 151 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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 Auditors' 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 is detailed below:

Based on our understanding of the group and sector, we identified that the principal risks of non-compliance with laws and regulations related to sector regulations and unethical and prohibited business practices, and we considered the extent to which noncompliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Companies Act 2006, Charities Act 2011, Charity Commission and UK Tax Legislation. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls). Appropriate audit procedures in response to these risks were carried out. These procedures included:

- Discussions with management, including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Reading minutes of meetings of those charged with governance;
- Obtaining and reading correspondence from legal and regulatory bodies including HMRC;
- Identifying and testing journal entries;
- Challenging assumptions and judgements made by management in their significant accounting estimates.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members; and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

There are inherent limitations in the audit procedures described above and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

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 Auditors' Report.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF UNION CHAPEL PROJECT (CONTINUED)

Use of our report

This report is made solely to the charitable company's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charitable company's trustees those matters we are required to state to them in an Auditors' 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 charitable company and its members, as a body, for our audit work, for this report, or for the opinions we have formed.

Goodman Jones LLP

Goodman Jones LLP
Charted Accountants
Statutory Auditor
29/30 Fizroy Square
London
W1T 6LQ

Date: 28/3/2024

Goodman Jones LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

UNION CHAPEL PROJECT

(A Company Limited by Guarantee)

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)
For the Year Ended 31 March 2023

	Note	Restricted funds 2023 £	Unrestricted funds 2023 £	Total funds 2023 £	*Total funds as restated 2022 £*
Income from:					
Donations and legacies	4	**302,509**	**89,336**	**391,845**	*97,266*
Charitable activities	5	**-**	**92,032**	**92,032**	*633,429*
Other trading activities	6	**-**	**1,024,148**	**1,024,148**	*584,853*
Investments	7	**-**	**1,228**	**1,228**	*167*
Total income		**302,509**	**1,206,744**	**1,509,253**	*1,315,715*
Expenditure on:					
Raising funds		**-**	**19,904**	**19,904**	*183,068*
Charitable activities	8	**346,248**	**800,982**	**1,147,230**	*837,317*
Other trading expenditure	9	**-**	**580,859**	**580,859**	*-*
Total expenditure		**346,248**	**1,401,745**	**1,747,993**	*1,020,385*
Net (expenditure)/income		**(43,739)**	**(195,001)**	**(238,740)**	*295,330*
Transfers between funds	20	**125,251**	**(125,251)**	**-**	*-*
Net movement in funds		**81,512**	**(320,252)**	**(238,740)**	*295,330*
Reconciliation of funds:					
Total funds brought forward as restated		**116,880**	**894,916**	**1,011,795**	*716,465*
Net movement in funds		**81,512**	**(320,252)**	**(238,740)**	*295,330*
Total funds carried forward		**198,392**	**574,664**	**773,056**	*1,011,795*

UNION CHAPEL PROJECT

(A Company Limited by Guarantee)

CONSOLIDATED BALANCE SHEET
As at 31 March 2023

	Note		2023 £		As restated 2022 £
Fixed assets					
Tangible assets	15		**56,907**		*78,210*
			56,907		*78,210*
Current assets					
Stocks	17	**3,108**		*3,108*	
Debtors	18	**487,561**		*417,113*	
Cash at bank and in hand		**930,232**		*1,195,832*	
		1,421,066		*1,616,053*	
Creditors: amounts falling due within one year	19	**(704,917)**		*(682,468)*	
Net current assets			**716,149**		*933,585*
Total assets less current liabilities			**773,056**		*1,011,795*
Total net assets			**773,056**		*1,011,795*
Charity funds					
Restricted funds	20		**198,392**		*116,880*
Unrestricted funds					
Designated funds	20	**354,147**		*354,147*	
General funds	20	**220,517**		*540,868*	
Total unrestricted funds	20		**574,664**		*895,015*
Total funds			**773,056**		*1,011,795*

The Charity was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the entity to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

However, an audit is required in accordance with section 151 of the Charities Act 2011.

CONSOLIDATED BALANCE SHEET (CONTINUED)
As at 31 March 2023

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

The financial statements were approved and authorised for issue by the Trustees on 27th March 2024 and signed on their behalf by:

P. Walker P. WALKER.

The notes on pages 26 to 48 form part of these financial statements.

CHARITY BALANCE SHEET
As at 31 March 2023

	Note	2023 £		As restated 2022 £	
Fixed assets					
Tangible assets	15		**51,318**		*68,430*
Investments	16		**6**		*6*
			51,324		*68,436*
Current assets					
Debtors	18	**660,638**		*730,981*	
Cash at bank and in hand		**75,805**		*195,882*	
		736,443		*926,863*	
Creditors: amounts falling due within one year	19	**(91,469)**		*(45,386)*	
Net current assets			**644,974**		*881,447*
Total assets less current liabilities			**696,298**		*949,913*
Total net assets			**696,298**		*949,913*
Charity funds					
Restricted funds			**198,392**		*116,880*
Unrestricted funds			**497,906**		*833,033*
Total funds			**696,298**		*949,913*

The Charity's net deficit for the year was £253,615 *(2022 - £220,378)*.

The Charity was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the entity to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

However, an audit is required in accordance with section 151 of the Charities Act 2011.

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

CHARITY BALANCE SHEET (CONTINUED)
As at 31 March 2023

The financial statements were approved and authorised for issue by the Trustees on 27th March 2024 and signed on their behalf by:

P. Walker P. WALKER

The notes on pages 26 to 48 form part of these financial statements.

UNION CHAPEL PROJECT

(A Company Limited by Guarantee)

CONSOLIDATED STATEMENT OF CASH FLOWS
For the Year Ended 31 March 2023

	Note	2023	2022
		£	£
Cashflows from operating activities:			
Net cash used in operating activities	23	(263,806)	319,453
Cashflows from financing activities:			
Interest, rent and dividends from investments		1,228	167
Changes in fixed assets (additions)		(3,021)	(5,415)
Net cash used in investing		(1,793)	(5,248)
Change in cash and cash equivalents in the year		(265,599)	314,205
Opening bank balance		1,195,832	881,627
Movement		(265,599)	314,205
Cash and cash equivalents at the end of the year		930,233	1,195,832

The notes on pages 26 to 48 form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended 31 March 2023

1. General information

The charitable company is a company limited by guarantee registered in England and Wales. Its principal place of business is 19b Compton Terrace, London, N12UN. The members of the company are the minister and Church members. In the event of the company being wound up, the liability in respect of the guarantee is limited to £1 per member of the charitable company.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the 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.

The Consolidated Statement of Financial Activities (SOFA) and Consolidated Balance Sheet consolidate the financial statements of the Charity and its subsidiary undertaking. The results of the subsidiary are consolidated on a line by line basis.

The Charity has taken advantage of the exemption allowed under section 408 of the Companies Act 2006 and has not presented its own Statement of Financial Activities in these financial statements.

2.2 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.

2.3 Income

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

Grants are included in the Consolidated Statement of Financial Activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance Sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

2. Accounting policies (continued)

2.4 Expenditure

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

Expenditure on raising funds includes all expenditure incurred by the Group to raise funds for its charitable purposes and includes costs of all fundraising activities events and non-charitable trading.

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

Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

All expenditure is inclusive of irrecoverable VAT.

2.5 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Group; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.6 Tangible fixed assets and depreciation

Tangible fixed assets costing £1,000 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

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

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

Depreciation is provided on the following basis:

Staging and equipment	-	25%
Fixtures and fittings	-	25%
Fire protection	-	10%
Equipment - hire purchase	-	25%

2. Accounting policies (continued)

2.7 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance Sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Consolidated Statement of Financial Activities.

Investments in subsidiaries are valued at cost less provision for impairment.

2.8 Stocks

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads.

2.9 Debtors

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

2.10 Cash at bank and in hand

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

2.11 Liabilities and provisions

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

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Consolidated Statement of Financial Activities as a finance cost.

2. Accounting policies (continued)

2.12 Fund accounting

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

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

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

Investment income, gains and losses are allocated to the appropriate fund.

3. Critical accounting estimates and areas of judgement

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The Charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below

Income recognition - the Charity, and the Group, receives income from contracts and performance grants. These agreements include various quantitative and qualitative milestones and performance conditions to be met in order for the Charity to have entitlement to the funds. The Charity makes various assumptions in determining the stage of completion of these contracts and performance grants.

4. Income from donations and legacies

	Restricted 2023 £	Unrestricted 2023 £	Total 2023 £
Sunday School			
The Foyle Foundation- Sunday School	50,000	-	50,000
Garfield Weston - Sunday school	75,000	-	75,000
Total	**125,000**	**-**	**125,000**
Organ Reframed			
Organ reframed donations	-	8,693	8,693
Touch - Incunabula Limited	-	3,116	3,116
Arts Council National Lottery - Arts Council	-	4,200	4,200
Friends of Union Chapel	1,500	-	1,500
Anglo American Charitable Trust	-	5,000	5,000
Spektrix Donations	-	276	276
Total	**1,500**	**21,285**	**22,785**
Core			
February Foundation	3,000	-	3,000
Henry Smith Charitable Trust	12,500	-	12,500
Waitrose	-	166	166
St Luke	-	500	500
Charitable Aids Foundation (CAF)	-	20,000	20,000
Fishmonger Company	-	1,500	1,500
The Morris Charity	-	3,720	3,720
Slaughter and May	-	5,000	5,000
St Mary Islington	-	1,400	1,400
Richard Cloudsley Charitable Trust	-	1,991	1,991
UCM Donations	-	924	924
Total	**15,500**	**32,501**	**48,001**
Crisis Services			
Inner London Magistrates Court's Poor Box Charity	5,000	-	5,000
Drapers Charitable Trust Foundation	12,000	-	12,000
The 29th May 1961 Chartable Trust	3,000	-	3,000
Henry Smith Charitable Trust	6,250	-	6,250
Richard Cloudsley Charitable Trust	4,375	-	4,375
Lindbury Trust	5,000	-	5,000
Slaughter and May	9,500	-	9,500
Total	**42,125**	**-**	**42,125**
Margins Manager			
LB of islington	15,000	-	15,000
Total	**15,000**	**-**	**15,000**
Supported Employment Services			
The 29th May 1961 Chartable Trust	3,000	-	3,000
London Housing Foundation	7,500	-	7,500
Henry Smith Charitable Trust	6,250	-	6,250
Pret Foundation	10,000	-	10,000
Richard Cloudsley Charitable Trust	13,125	-	13,125
Lindbury Trust	5,000	-	5,000
Slaughter and May	7,000	-	7,000
Total	**51,875**	**-**	**51,875**

NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended 31 March 2023

4. Income from donations and legacies continued.....

	Restricted 2023 £	Unrestricted 2023 £	Total 2023 £
Other Grants			
Oak Foundation			
D'oyle	44,309	-	44,309
Friends of UC	3,000	-	3,000
Chapman Charitable Trust	200	-	200
Total	1,000	-	1,000
	48,509	**-**	**48,509**
Other Donations			
Charities Aid Foundation	-	-	
Crowdfunding- Union Chapel Cost of Living Appeal	-	2,631	2,631
Gigantic Donations	-	10,479	10,479
Spektrix Donations	-	2,394	2,394
Anonymous donations	-	5,663	5,663
Various other donations	-	1290	1290
Total	-	10,392	10,392
	-	**32,850**	**32,850**
Total income from donations and legacies	**302,509**	**89,336**	**391,845**

	Restricted 2022 £	Unrestricted 2022 £	Total 2022 £
Grants and Donations	***6,448***	***90,818***	***97,266***

5. Income from charitable activities

	Unrestricted funds 2023 £	Total funds 2023 £
Membership income	7,585	**7,585**
Rental income	34,500	**34,500**
Supported employment income	49,947	**49,947**
Total income from charitable activities	92,032	**92,032**

	Restricted funds 2022 £	*Unrestricted funds 2022 £*	*Total funds 2022 £*
Income from charitable activities	*554,344*	*79,085*	*633,429*

6. Income from non charitable trading activities

	Unrestricted funds 2023 £	Total funds 2023 £
Other trading activities	1,024,148	**1,024,148**

	Unrestricted funds 2022 £	*Total funds 2022 £*
Other trading activities	*584,853*	*584,853*

7. Investment income

	Unrestricted funds 2023 £	Total funds 2023 £
Investment income	1,228	**1,228**

	Unrestricted funds 2022 £	*Total funds 2022 £*
Investment income	*167*	*167*

8. Analysis of charity expenditure by activities

	Activities undertaken directly 2023 £	Support costs 2023 £	Total funds 2023 £
Core	16,193	709,050	**725,243**
Infrastructure	15,336	-	**15,336**
Organ	2,573	8,259	**11,102**
Crisis service	59,740	42,053	**101,793**
Organ reframed	89,148	2,467	**91,615**
Margins manager	-	49,029	**49,029**
Sunday school	-	57,968	**57,968**
Supported employment programme	82,896	12,249	**95,145**
	265,886	881,334	**1,147,230**

	Activities undertaken Directly 2022 £	*Support costs 2022* £	*Total funds 2022* £
Total expenditure 2022	*427,509*	*409,808*	*837,317*
	427,509	*409,808*	*837,317*

9. Other trading expenditure

Analysis of other trading expenditure

	Unrestricted funds 2023	Unrestricted funds *2022*
Direct salaries	256,816	-
Other direct costs	123,612	-
Administrative salaries	111,120	-
Other administrative costs	89,311	-
Total other trading costs	**580,859**	-

10. Analysis of expenditure by type

Direct costs

	Crisis Services	Supported employment programme	Infrastructure works	Organ Programme	Organ Reframed	Core	Total funds
	2023 £	2023 £	2023 £	2023 £	2023 £	2023 £	2023 £
Employment costs	*27,027*	*60,153*				*16,193*	***103,373***
Cost of sales	*31,880*	*22,743*					***54,623***
Computer costs	*833*						***833***
Works			*15,336*				***15,336***
Organ programme				*2,573*			***2,573***
Organ reframed					*89,148*		***89,148***
Total	***59,740***	***82,896***	***15,336***	***2,573***	***89,148***	***16,193***	***265,886***

NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended 31 March 2023

11. Analysis of expenditure by type

Support costs	Crisis 2023 £	Supported Employment 2023 £	Margin manager 2023 £	Core 2023 £	Organ 2023 £	Organ reframed 2023 £	Sunday school 2023 £	Total Costs 2023 £
Employment costs	24,834	7,438	49,029	417,975	-	-	-	**499,276**
Consultancy	1,494	255	-	20,159	-	-	57,922	**79,830**
Travel	236	67	-	555	-	-	-	**858**
Insurance	1,863	532	-	45,594	-	-	-	**47,989**
General	652	186	-	1,505	-	-	-	**2,343**
Postage	164	58	-	225	-	-	-	**447**
Depreciation	2,033	581	-	17,112	-	-	-	**19,726**
Cleaning	1,015	290	-	13,644	-	-	-	**14,949**
Bank fees	649	185	-	364	-	-	-	**1,198**
Accountancy fees	2,750	786	-	18,238	-	-	-	**21,774**
Advertising	922	263	-	22,559	-	-	46	**23,790**

11. Analysis of expenditure by type continued....

Telephone	*748*	*214*	-	*2,545*	-	-	-	***3,507***
Subscriptions	*279*	*80*	-	*5,488*	-	-	-	***5,847***
Repairs and renewals	*1,459*	*417*	-	*35,710*	*8,529*	-	-	***46,115***
Rent and rates	*525*	*150*	-	*14,135*	-	-	-	***14,810***
Donations	-	-	-	*135*	-	-	-	***135***
Computer costs	*963*	*275*	-	*21,875*	-	-	-	***23,113***
Light and heat	*1,508*	*431*	-	*36,917*	-	-	-	***38,856***
Organ reframed label	-	-	-	-	-	*2,467*	-	***2,467***
Entertaining	-	-	-	*223*	-	-	-	***223***
Interest	-	-	-	*29*	-	-	-	***29***
Legal expenses	-	-	-	*756*	-	-	-	***756***
Stationary	-	-	-	*4,561*	-	-	-	***4,561***
Recruitment costs	-	-	-	*20,015*	-	-	-	***20,015***
Staff training and welfare	-	-	-	*8,720*	-	-	-	*8,720*
	£42,094	***£12,208***	***£49,029***	***£709,352.63***	***£8,529***	***£2,467***	***£57,968***	***£881,344***

12. Staff costs

	Group 2023 £	*Group 2022 £*
Wages and salaries	**917,109**	*491,663*
Social security costs	**51,256**	*35,399*
Contribution to defined contribution pension schemes	**19,484**	*9,708*
	987,850	*536,770*

The average number of persons employed by the Charity during the year was as follows:

	Group 2023 No.	*Group 2022 No.*
Charitable activities	**11**	*7*
Raising Funds	**22**	*30*
Support	**5**	*2*
Governance	**2**	*2*
	40	*41*

The number of employees whose employee benefits exceeded £60,000 was nil (2022: nil)

The total employee benefits including pension contributions of the key management personnel were £261,069 (2022: £156,698).

13. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2022: £nil).

During the year ended 31 March 2023, £230 of Trustee expenses (2022: £nil) were reimbursed to one Trustee (2022: nil) which related to travel.

14. Auditors' remuneration

The auditors' remuneration amounts to an auditor fee of £10,500 and other fees of £3,850 (2022 - £17,550)

15. Tangible fixed assets

Group

	Staging and equipment £	Fixtures and fittings £	Fire Protection £	Equipment held under hire purchase contract £	Total £
Cost or valuation					
At 1 April 2022	222,177	176,749	69,813	65,390	534,129
Additions	2,291	730	-	-	3,021
At 31 March 2023	224,468	177,479	69,813	65,390	537,150
Depreciation					
At 1 April 2022	219,934	147,583	23,012	65,390	455,918
Charge for the year	1,533	14,997	7,794	-	24,324
At 31 March 2023	221,467	162,580	30,806	65,390	480,243
Net book value					
At 31 March 2023	3,001	14,899	39,007	-	56,907
At 31 March 2022	*2,243*	*29,166*	*46,801*	-	*78,210*

Charity

	Fixtures and fittings £	Fire Protection £	Total £
Cost or valuation			
At 1 April 2022	113,880	69,813	183,693
At 31 March 2023	113,880	69,813	183,693

15. Tangible fixed assets (continued)

Charity (continued)

	Fixtures and fittings £	Fire Protection £	Total £
Depreciation			
At 1 April 2022	92,251	23,012	115,263
Charge for the year	9,318	7,794	17,112
At 31 March 2023	101,569	30,806	132,375
Net book value			
At 31 March 2023	12,311	39,007	51,318
At 31 March 2022	*21,629*	*46,801*	*68,430*

16. Fixed asset investments

	Investments in subsidiary companies £
Charity	
Cost or valuation	
At 1 April 2022	6
At 31 March 2023	6
Net book value	
At 31 March 2023	6
At 31 March 2022	*6*

16. Fixed asset investments (continued)

Principal subsidiaries

The following were subsidiary undertakings of the Charity

Union Chapel Directions Ltd

At 31 March 2023 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

	2023 £	2022 £
Gross income:	1,024,496	532,161
Expenditure:	(561,061)	(281,422)
Net Surplus (Deficit)	463,435	250,739
Net Funds	**73,159**	**15**

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 within the Chapel building and provides support services for homeless people that include a Crisis Services, a Cafe Training Programme and Support Services. Independently examined accounts will be filed with the Charity Commission.

	2023 £	2022 £
Gross income:	223,123	185,938
Expenditure:	(281,370)	(234,639)
Net Surplus (Deficit)	(58,247)	(48,701)
Net Funds	**3,014**	**61,261**

17. Stocks

	Group 2023 £	*Group 2022 £*
Raw materials and consumables	**3,108**	*3,108*

18. Debtors

	Group 2023 £	*Group 2022 £*	Charity 2023 £	*Charity 2022 £*
Due within one year				
Trade debtors	**432,946**	*261,516*	**50,624**	*-*
Amounts owed by group undertakings	**-**	*-*	**565,535**	*469,687*
Other debtors	**31,836**	*5,672*	**29,274**	*160,876*
Prepayments and accrued income	**22,780**	*149,925*	**15,287**	*147,224*
	487,561	*417,113*	**660,638**	*730,981*

19. Creditors: Amounts falling due within one year

	Group 2023 £	*Group 2022 £*	Charity 2023 £	*Charity 2022 £*
Trade creditors	**220,567**	*-*	**58,626**	*-*
Corporation tax	**-**	*1,552*	**-**	*-*
Other taxation and social security	**159,844**	*26,527*	**12,855**	*20,510*
Other creditors	**135,921**	*-*	**580**	*-*
Accruals and deferred income	**188,585,**	*654,389*	**19,408**	*24,876*
	704,917	*682,468*	**91,469**	*45,386*

20. Statement of funds

Statement of funds - current year

	Balance at 1 March 2022 As restated £	Income £	Expenditure £	Transfers in/out £	Balance at 31 March 2023 £
Unrestricted funds					
Designated funds					
Designated Funds	354,147	-	-	-	354,147
General funds					
General Funds	540,769	1,206,744	(1,401,745)	(125,251)	220,517
Total Unrestricted Funds	894,916	1,206,744	(1,401,745)	(125,251)	574,664
Restricted funds					
Margins Manager	-	15,000	(49,029)	34,029	-
Supported employment services	-	51,875	(60,575)	8,700	-
Community engagement	10,166	1,500	(94,188)	82,522	-
Conservations & repairs	43,764	4,200	(23,863)	-	24,101
Crisis	-	45,125	(45,125)	-	-
Core	-	59,809	(15,500)	-	44,309
Sunday school project	62,950	125,000	(57,968)	-	129,982
	116,880	302,509	(346,248)	125,251	198,392
Total of funds	1,011,795	1,509,253	(1,747,993)	-	773,056

The trustees have set aside £354,147 (2022: £354,147) as Designated Funds for future activities associated with future capital works.

20. Statement of funds continued....

Statement of funds – prior year

	Balance at 1 March 2021 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 March 2022 £
Total Unrestricted Funds	**489,236**	**745,766**	**(757,990)**	**(21,674)**	**455,338**
Restricted funds					
Homeless project	**100,645**	**450,197**	**(152,323)**	**-**	**398,519**
Community engagement	**63,634**	**-**	**(12,411)**	**-**	**51,223**
Conservations & repairs	**-**	**104,147**	**(60,383)**	**-**	**43,764**
Raising funds	**-**	**15,605**	**(37,278)**	**21.674**	**-**
Sunday school project	**62,950**	**-**	**-**	**-**	**62,950**
	227,229	**569,949**	**(262,395)**	**21,674**	**556,457**
Total of funds	**716,465**	**1,415,715**	**(1,020,385)**	**-**	**1,011,795**

Purposes of restricted funds

Margins Manager
Management of the Margins Project activities

Supported employment services
Grants received towards the running costs of the supported employment programme (see Trustees Report for more details)

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

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

Crisis
A twice-weekly drop in service that provides meals, showers, clothing etc and an advice service with referrals to specialist services.

Core
Grants, donations and fundraising activities to meet core infrastructure costs that support the delivery of charitable activities.

Sunday School project
A major project supported by a grant from the National Lottery Heritage Fund to redevelop the historic school hall.

22. Prior year adjustment

A prior year adjustment of £439,676 was made between the restricted and unrestricted funds balance on consolidation. These amounts related to the "Homelessness project "Margins" and "Community Engagement" which have both been recognised as restricted funds on consolidation.

23. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Restricted funds 2023 £	Unrestricted funds 2023 £	Designated funds 2023 £	Total funds 2023 £
Tangible fixed assets	-	56,907	-	**56,907**
Net Current assets	198,392	163,610	354,147	**716,149**
Total	198,392	200,517	354,147	**773,056**

Analysis of net assets between funds - prior year

	As restated Restricted funds 2022 £	*As restated Unrestricted funds 2022* £	*Designated funds* £	*Total funds 2022* £
Tangible fixed assets	-	*78,210*		*78,210*
Net Current assets	*116,880*	*462,658*	*354,147*	*933,585*
Total	*116,880*	*540,868*	*354,147*	*1,011,795*

24. Reconciliation of net movement in funds to net cash flow from operating activities

	Group 2023 £	*Group 2022 £*
Net income/expenditure for the year (as per Statement of Financial Activities)	**(238,740)**	*295,330*
Adjustments for:		
Depreciation	**24,325**	*38,951*
Interest	**(1,228)**	*(167)*
Changes in debtors	**(71,035)**	*(330,068)*
Changes in creditors	**22,872**	*315,407*
Net cash provided by/(used in) operating activities	**(263,806)**	*319,453*

25. Analysis of cash and cash equivalents

	Group 2023 £	*Group 2022 £*
Cash in hand	**930,232**	*1,195,832*
Total cash and cash equivalents	**930,232**	*1,195,832*

26. Related party transactions

During the year, 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 and Friends of Union Chapel made a restricted donation of £1,700.

The Charity received £390,292 in gift aid donations from Union Chapel Directions Ltd.

Expenses of £102,252 were recharged to The Margins Project and £151,161 were recharged to Union Chapel Directions Ltd during the year.

27. Operating lease commitments

At 31 March 2023 the Group and the Charity had commitments to make future minimum lease payments under non-cancellable operating leases as follows:

	Group 2023 £	*Group 2022* £	**Charity 2023** £	*Charity 2022* £
Not later than 1 year	**16,000**	*16,000*	**16,000**	*16,000*
Later than 1 year and not later than 5 years	**48,000**	*48,000*	**48,000**	*48,000*
	64,000	*64,000*	**64,000**	*64,000*

UNION CHAPEL PROJECT

England & Wales - Charity number 1010166

Accounts

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 successof 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 innovativecultural 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

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 *Re*framed 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 *Re*framed 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

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 20-21[1], 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.*

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.

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 Gulkbenkian Foundation, alongside 9 other inspiring organisations.

The Award for Civic Arts Organisations 2022 | Shortlisted Organisation Awarded by Calouste Gulbenkian Foundation

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

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'.

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 maintence 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

- 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 21t 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



SGI 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

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 Achates 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.

- 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

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 Diggins
8 July 2021 • 5:00pm

Related Topics
Brit Awards, Rhythm and blues music

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

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 workundertaken 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 Unrestrcted 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.

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

- 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.

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

	Note	Unrestricted Funds £	Restricted Funds £	2022 Total Funds £	2021 Total Funds £
Income from:					
Donations	**3**	90,778	6,488	**97,266**	149,612
Charitable activities:	**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
Charitable activities:	**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

	Note	**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
		78,210	111,744	**68,436**	91,053
Current assets:					
Stock	**13**	**3,108**	3,108	**-**	-
Debtors	**14**	**417,113**	87,045	**730,981**	349,591
Cash at bank and in hand		**1,195,832**	881,627	**195,882**	327,387
		1,616,053	971,780	**926,863**	676,978
Liabilities:					
Creditors: amounts falling due within one year	**15**	**(682,468)**	(367,059)	**(45,386)**	(38,496)
Net current assets		**933,585**	604,721	**881,477**	638,482
Total net assets		**1,011,795**	716,465	**949,913**	729,535
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		**455,338**	489,236	**775,782**	606,678
Total funds		**1,011,795**	716,465	**949,913**	729,535

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)	
Cash provided by / (used in) investing activities			**(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

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%

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.

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	613,193	664,661	**1,277,854**
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	704,132	545,261	**1,249,393**
Net income / expenditure before gains / (losses) on investments	(90,939)	119,400	**28,461**
Net gains / (losses) on investments	-	-	**-**
Net income / expenditure	(90,939)	119,400	**28,461**
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	**489,236**	**227,229**	**716,465**

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
	90,778	6,488	**97,266**	149,612

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**	-
Hertiage 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

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	48,574	9,117	57,691	311,708
Trading company turnover	527,162	-	**527,162**	65,907
Group	575,736	9,117	584,853	377,615

6 Income from investments

	Unrestricted	Restricted	**2022 Total**	2021 Total
	£	£	**£**	£
Bank interest	167	-	167	741
	167	-	167	741

7 Analysis of expenditure

	Basis of allocation	Charitable activities: 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)

-

	Basis of allocation	Charitable activities: 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**

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	**-**	1,326

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
	536,770	811,555

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
	41	59

10 Taxation

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

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	69,814	176,747	222,177	65,390	**534,128**
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	23,012	147,583	219,933	65,390	455,918
Net book value					
At the end of the year	46,802	29,164	2,244	-	**78,210**
At the start of the year	48,368	47,379	15,997	-	**111,744**

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	69,813	113,880	-	-	**183,693**
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	23,012	92,250	-	-	**115,262**
Net book value					
At the end of the year	46,801	21,629	-	-	**68,430**
At the start of the year	48,367	42,680	-	-	**91,047**

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.

	2022	2021
	£	£
Turnover	**532,161**	291,071
Cost of sales	**(117,058)**	(208,484)
Gross profit	**415,103**	82,587
Other income	**42**	361
Administration expenses	**(162,812)**	(233,107)
(Loss)/ Profit before taxation	**252,333**	(150,159)
Tax on profit	**(1,552)**	-
(Loss)/ Profit for the financial year	**250,781**	(150,159)
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	**(133,200)**	-
Profit and loss reserves at the year end	**15**	(117,566)

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	**(234,641)**
Net movement in funds	**(48,703)**
Funds brought forward	**109,963**
Total funds carried forward	**61,260**

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 2022	Group 2021	**Charity 2022**	Charity 2021
	£	£	**£**	£
Alcohol and soft drinks	**3,108**	3,108	**-**	-
	3,108	3,108	**-**	-

14 Debtors

	Group 2022	Group 2021	**Charity 2022**	Charity 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
	417,113	87,045	**730,981**	349,591

15 Creditors: amounts falling due within one year

	Group 2022	Group 2021	**Charity 2022**	Charity 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 2022	Group 2021	**Charity 2022**	Charity 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**

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	107,829	660,934	541,534	**-**	**227,229**
Total unrestricted funds	580,175	613,193	704,132	**-**	**489,236**
Total funds	688,004	1,274,127	1,245,666	**-**	**716,465**

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.

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	319,452	19,294

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	**881,627**	314,205	**-**	**1,195,832**

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
	64,000	64,000	**64,000**	64,000

21 Legal status of the charity

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

22 Related party transactions

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

23 Union Chapel

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

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

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

UNION CHAPEL PROJECT

England & Wales - Charity number 1010166

Accounts

Company number: 2583801
Charity number: 1010166

Union Chapel Project

Report and Financial Statements

31 March 2021

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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 2020.

Directors & Trustees	The directors of the charitable company are its trustees for the purpose of charity law: Kathryn Dixon Jean Appleyard Thomas Linton-Smith Gordon Montgomery Vaughan Jones Phillip Walker
Registered office & operational address	Union Chapel 19b Compton Terrace London. N1 2UN
Company Number	2583801
Charity Number	1010166
Bankers	Barclays Bank Plc Highbury Corner Branch 2 Highbury Corner London N5 1RE
Solicitors	Bates, Wells & Braithwaite London LLP 2-6 Cannon Street London EC1 6YH
Auditors	Goldwins Chartered Accountants 75 Maygrove Road London NW6 2EG

2. Principal aims, objectives and activities

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

The main aims adopted to achieve the charitable objectives are:
Conservation & Repairs: To conserve and repair the Union Chapel's Grade 1 and Grade 2* listed buildings.
Community Engagement: To open Union Chapel to as many people as possible, from all walks of life.

Underpinning this, the organisation has four key aims:
Aim 1 - *To curate and support a year round programme of popular and innovative cultural performances and activities to enrich London's diverse communities.*
Aim 2 - *To strengthen relationships within and between these communities through participative and transformative projects for social change.*
Aim 3 - *To repair and conserve the Grade I and Grade 2* listed buildings to the highest standard for future generations to use and enjoy.*
Aim 4. *To achieve financial independence and sustainability through using our space to its greatest potential.*

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

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

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

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

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

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

3. Achievements, performance and plans for the future

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

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

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

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

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

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

Innovative Events

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

Summary of achievements 2020-21

UCD Live Streamed Events and Performances

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

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

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

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

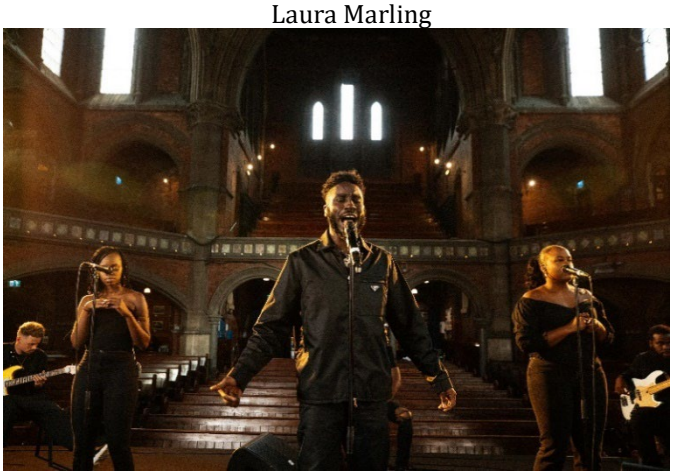
We also hosted recordings for ITV's *Britain's Got Talent*, Channel 4's acclaimed *The Whole Truth* and drama *Close to Me*, GQ Heroes and more.



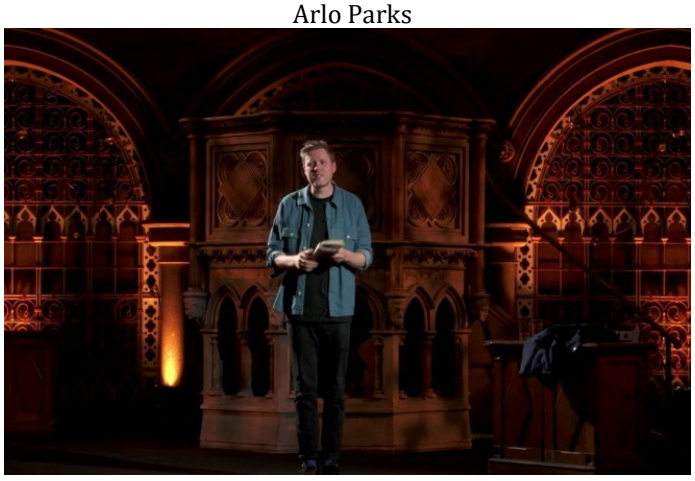
Laura Marling



Arlo Parks



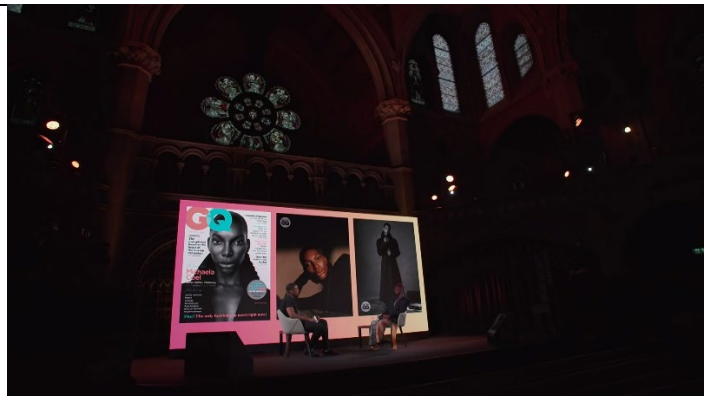
Kojey Radical (The Whole Truth, Channel 4)



Max Porter



McFly: All About Us on ITV



GQ Heroes

Diversifying acts and audiences

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

Gender (where known)

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

Ethnic breakdown (where known)

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

Audience

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

Organ Programme

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

In brief, throughout the pandemic we continued to run:

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

Performance Strand

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

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

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

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

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

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

Community & Social Justice

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

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

COVID-19 and Community Emergency Response

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

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

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

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

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

Community Emergency Response Hub

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

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

The Margins Project

Night Shelter

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

Crisis Support

Over the course of the year, Margins reached out to 600 individuals and households.
Together with Union Chapel Project, Margins:

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

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



Streets Fest with Homeless Taskforce –outreach event



Advice session

With greater anxiety and confusion over lockdown rules the need for our Advice Service became ever greater. Many people Nick Reed (our Housing and Benefits Advisor) supported had no access to phones or emails as libraries and other services closed face-to-face services.
Whilst the majority of service users were placed into hotels, but still faced major issues around benefits, future housing, along with growing and new unemployment, mental health issues and isolation. At the early stage of the crisis, the Margins team reached out to contact nearly 200 service users, and Nick Reed continued to assist nearly 140 in various ways.

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

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

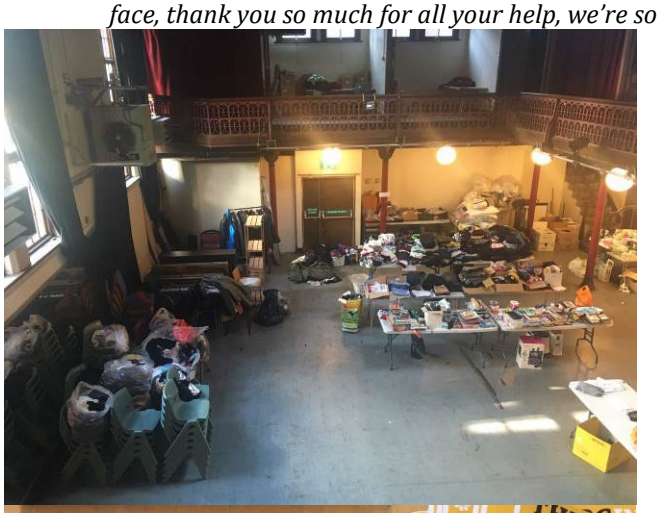
- 2 people into permanent accommodation 7 into temporary accommodation, placed 5 into shelter, referred 18 to Streetlink, made 8 housing applications prevented 2 evictions and dealt with a further existing 18 landlord issues (thus preventing further eviction) made 2 referrals to immigration services and 1 to the EU resettlement scheme . In addition:
- We helped with 65 benefit and 14 Universal Credit issues, made 14 benefit applications & 2 successful benefits appeals, made 3 employment referrals, placed 2 into training, referred10 to debt advice and 5 to legal advice.
- 42 people, assessed as being particularly vulnerable, received a twice weekly mental health and welfare check-up while a further 8 were referred to mental health services, 3 to drug & alcohol services and 1 to domestic violence support.

Supported Employment Programme

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

What Service Users said

"I want to thank you for all the help and advice you have given me and much a needed support with accessing advice."
"Thanks for contacting me it means a lot; I haven't spoken to anyone in weeks"
"Thanks so much, I received the vouchers and was able to buy toiletries and top up my mobile!"
"I really appreciate the call; it's really reassuring to know I can get hold of you in future if I have any questions about my upcoming benefit decision."
"It's such a massive stress off, knowing you're at the end of the phone, thanks for the call, I'll save your number"
"I can't believe we won the appeal, they're backdating it for a year, it's nearly five grand!"
"The council have finally offered me and my daughter a two bedroom flat, I had to come down to tell you face to face, thank you so much for all your help, we're so happy."





The Marginal Magazine





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

COMMUNITY CREATIVE EMPOWERMENT PROGRAMMES

Re-Union – creative empowerment programmes for the local community

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

Community Leaders programme

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

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



Community Leaders



Creative Action Club

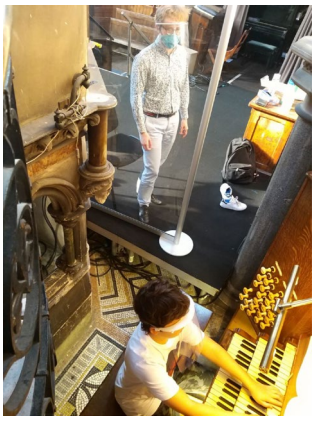
'This was great success and just the sort of dialogue that needs to be happening everywhere, not least in Islington. The attendance was great, the facilitation was great, participation was great and the way that you managed the technology challenge – wow! But most of all the issues that were explored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

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

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

Organ Programme
Individual tuition:

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



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

Scholarship and workshops:

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

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

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

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

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

In addition, there have been over 1,000 views of our online tutorials and films.
(*Figures are approximate as UCP/UCM does not have a more robust impact measurement process in place yet.*)

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

[1] *Total figure 691, but some duplicates likely*
[2] *Total figure recorded 1550, but some duplicates likely*

Conservation, Repair, Facilities and Heritage

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

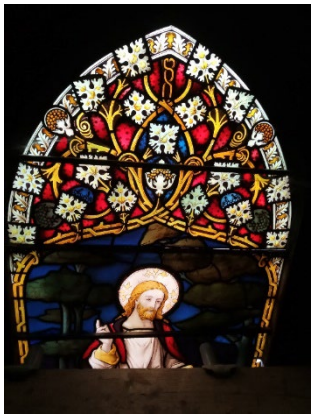
Summary of achievements 2020 – 21

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

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

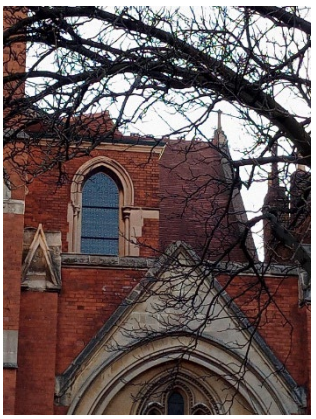
Repairs to Chapel stained glass windows and replacement of bar stairs roof cover. Thanks to Historic England's Risk Grant, we have been able to replace the corrugated plastic cover to the bar stairs with polycarbonate sheets, which have had the double effect of making the space watertight and also reducing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



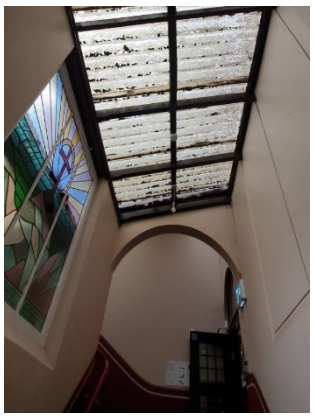


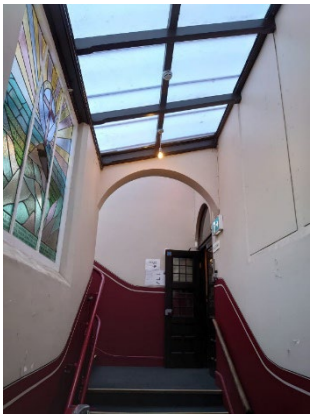
Chapel South aisle south wall repairs to window W40





Chapel South aisle south west wall repairs to window W33





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

Sunday School Project

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



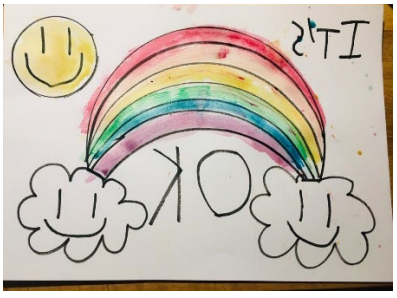
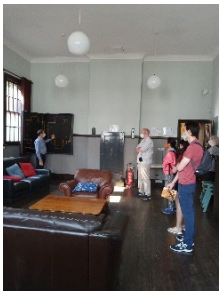
Historic England Emergency grants

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

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

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









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

Health and Safety:

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

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

Fundraising

Summary of achievements 2020-21



Frank Turner & Jess Guise launch Union Chapel's fundraiser

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

- Throughout the year, the team worked relentlessly to raise funds from trusts and foundations. A number of crisis funds were opened up, and UCP pivoted our focus towards accessing these funds and delivering crisis support and related programmes (see above Aims).
    - UCP was successful in accessing the Cultural Recovery Fund round 1 in winter 2020, securing £133,000 towards the organisation's survival.
    - Other particularly successful and notable support came from Paul Hamlyn Foundation, Oak Foundation, Arts Council England, Historic England and National Lottery Community Fund.
    - This ensured we secured over £626,000 across UCP and UCM during the year. Whilst some of these grants contributed towards new projects and activity, the majority of these funds were either core cost recovery or unrestricted, contributing to the survival of our organisations.

- We also ran a successful Crowdfunder between May and June 2020, launched with a performance from Frank Turner, with over 4,000 people donating nearly £90,000 towards our survival as an organisation.
- The last Head of Fundraising Anthony Bennett left in March 2020. To keep our core costs to a minimum during the pandemic, we postponed recruitment for a new Head of Development, which meant that a much greater fundraising responsibility went to the CEO, Head of Conservation and Head of Finance, who created a revised Development Team alongside the existing UCP Development Coordinator and UCM Fundraising Manager. Thanks to this team, the above fundraising successes were achieved.
- With NLHF's agreement, the Sunday School capital match-fundraising programme was delayed a year to November 2021, to allow the organisation to focus on accessing crisis funds and managing during a year of venue closure.

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

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

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

Summary of achievements 2020-21
Venue:

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

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

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

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

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

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



Company Three in Sunday School Hall



Accumulate - art school for the homeless

<u>Marketing and Profile</u>
Despite being closed as a venue, Union Chapel's role supporting the local community, hosting the UK's first ticketed livestream and other activities and events throughout the year gained Union Chapel a substantial amount of media coverage.
<u>Pivoting towards being a community hub:</u>
Union Chapel's work in the pandemic was featured in The Guardian, Londonist, and Islington Gazette in March/April 2020.
Our approach was cited as an example of best practice by Caloutse Gulbenkian Foundation and Arts Homelessness International, the international arts and homeless network – with the creation of a toolkit, here.

There With You: Union Chapel supporting community during coronavirus lockdown: https://www.islingtongazette.co.uk/news/union-chapel-supporting-islington-community-during-coronavirus-lockdown-3836402

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

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

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

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

Organ Programme in the media
Claire Singer was invited to talk about her work at Union Chapel on the Canadian Future Stops podcast and to lead a soundcast for the Sound Festival on previous Organ *Re*framed commissions she also managed to include information about the Union Chapel organ programme on a couple of BBC radio interviews. In addition she recorded a film of her performing for Christmas 2020 to replace the Christmas recital, which couldn't happen due to restrictions.
https://podtail.com/en/podcast/futurestops/ep-12-claire-m-singer-organ-reframed-london-s-unio/
https://sound-scotland.co.uk/soundcast-live-with-claire-m-singer
https://www.youtube.com/watch?v=UWvz6jyKnvo

Digital footprint:
In the year the world pivoted towards digital, Union Chapel started out at a disadvantage with a comparatively minimal digital footprint and engagement.
A revised website, refreshed logo, devoted Digital Content Lead and series of high profile livestreamed events transformed Union Chapel's digital position for the future.

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

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

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

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

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

Priorities

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

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

Priorities

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

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

Priorities

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

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

Priorities

Fundraising:

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

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

Space hire

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

Digital

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

Finance

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

Marketing and PR

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

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

4. Financial Review

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

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

In summary:

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

Income

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

- **Donations**
  Income from donations increased by 57% to £149,612(2020: £95,201)

- **Income from charitable activities**
  Overall income from charitable activities increased by 175% to £749,887 (2020: £272,100). The Margins Project had another consistent year raising funds from trust and foundations despite the café being forced to close as a result of the ongoing restrictions and audience events remaining paused for the financial year.

- **Other Trading Activities (Fundraising)**
  Union Chapel Directions Ltd, UCP's trading subsidiary, turnover decreased by 95%, overall income was £850,000 lower than the previous year as a direct result of the Covid-19 pandemic.

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

Expenditure

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

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

Balance Sheet

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

Reserves Policy

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

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

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

5. Structure, Governance & Management

Constitution

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

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

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

Organisation

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

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

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

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

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

Employees

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

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

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

Appointment of trustees

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

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

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

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

Trustee Induction and Training

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

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

Risk Management

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

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

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

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

6. Fundraising Approach

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

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

UCP fundraises through the following methods:

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

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

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

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

7. Statement of Trustees' Responsibilities

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

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and the group and of the incoming resources and application of resources, including the income and expenditure, of the group for that period. In preparing these financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

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

Auditors

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

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

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

P. Walker 15th February 2022

P Walker
Chair of the Trustees

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

OPINION

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

In our opinion, the financial statements:

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

BASIS FOR OPINION

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

CONCLUSIONS RELATING TO GOING CONCERN

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

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

OTHER INFORMATION

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

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

We have nothing to report in this regard.

OPINIONS ON OTHER MATTERS PRESCRIBED BY THE COMPANIES ACT 2006

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

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

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

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

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

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

RESPONSIBILITIES OF THE TRUSTEES

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

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

OUR RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

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

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

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

Anthony Epton (Senior Statutory Auditor)
Date: 15th February 2022
for and on behalf of Goldwins Limited, Statutory Auditor & Chartered Accountants
75 Maygrove Road, West Hampstead, London. NW6 2EG

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

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

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

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

Union Chapel Project
Balance sheet
As at 31 March 2021

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

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

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

P. Walker 15th February 2022

P Walker
Chair

Company registration no. 2583801

The attached notes form part of the financial statements.

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

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

1 Accounting policies

a) Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102 - effective 1 January 2015) - (Charities SORP FRS 102) and the Companies Act 2006.

The charitable company meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

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

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

c) Going concern

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

d) Basis of consolidation

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

e) Incoming resources

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

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

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

f) Resources expended

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

Resources expended comprise the following:

a. The costs of generating funds comprises the expenditure incurred by the trading company and consists of salaries, direct costs and overheads.

b. The costs of activities in furtherance of the charity's objectives comprise expenditure on the charity's primary charitable purposes as described in the directors' report, i.e. the promotion and restoration of Union Chapel, Islington.

c. Support costs represent indirect charitable expenditure. In order to carry out the primary purposes of the group it is necessary to provide support in the form of financial procedures, provision of office services and equipment and a suitable working environment and have been allocated based on staff time.

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

1. Accounting policies (continued)

g) Tangible fixed assets

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

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

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

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

h) Investments

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

i) Stocks

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

j) Leased assets

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

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

k) Fund accounting

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

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

2 Detailed comparatives for the consolidated statement of financial activities

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

3 Income from donations and legacies

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

4 Income from charitable activities

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

5 Income from other trading activities

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

6 Income from investments

	Unrestricted £	Restricted £	**2021 Total £**	**2020** Total £
Bank interest	697	44	**741**	1,998
	697	44	**741**	1,998

7 Analysis of expenditure

	Basis of allocation	Charitable activities: Conservation & Repairs £	Charitable activities: Community Engagement £	Charitable activities: Homelessness project "Margins" £	Cost of raising funds £	Support costs £	**2021 Total £**	2020 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
Professional Fees		-	-	-	-	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**	**160,356**	**330,217**	**541,934**	**-**	**1,249,393**	
Total expenditure 2020		**318,250**	**103,783**	**312,823**	**1,150,030**	**-**	**-**	**1,884,886**

7a Analysis of expenditure (prior year)

	Basis of	Charitable activities: Conservation £	Charitable activities: Community £	Charitable activities: Homelessness £	Cost of raising funds £	Support £	**2020 Total £**	2019 Total £
Staff costs	Direct	37,742	16,631	168,209	608,328	100,940	**931,850**	805,190
Conservation & Repairs	Direct	212,450	-	-	-	-	**212,450**	92,321
Community Engagement	Direct	-	48,261	-	-	-	**48,261**	96,394
Homelessness project	Direct	-	-	66,833	-	-	**66,833**	90,002
Fundraising costs	Direct	-	-	-	531,980	-	**531,981**	606,976
			-					
Support costs	Staff time		-					
Staff/Vol expenses		-	-	-	-	5,655	**5,655**	-
Equipment		-	-	-	-	1,744	**1,744**	6,655
Marketing		-	-	-	-	304	**304**	(90)
Building Maint.		-	-	-	-	17,472	**17,472**	8,776
Office Expenses		-	-	-	-	13,667	**13,667**	20,379
Rent		-	-	-	-	10,173	**10,173**	9,671
Heat & Light		-	-	-	-	7,953	**7,953**	5,855
Insurance		-	-	-	-	13,634	**13,634**	12,487
Bank charges		-	-	-	-	350	**350**	87
Depreciation		-	-	-	-	6,420	**6,420**	17,292
Audit & Accountancy		-	-	-	-	6,017	**6,017**	7,033
Sundry		-	-	-	-	10,123	**10,123**	8,611
		250,192	64,892	235,042	1,140,308	194,452	1,884,886	1,787,639
Support costs		65,488	37,422	74,844	9,355	(187,109)	**-**	-
Governance costs		2,570	1,469	2,937	367	(7,343)	**-**	-
Total expenditure 2020		**318,250**	**103,783**	**312,823**	**1,150,030**	**-**	**1,884,886**	
Total expenditure 2019		**169,254**	**140,604**	**310,433**	**1,167,348**	**-**	**-**	**1,787,639**

8 Net income / (expenditure) for the year

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

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

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

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

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

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

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

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

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

10 Taxation

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

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

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

12 Investments

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

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

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

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

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

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

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

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

13 Stock

	Group 2021	Group 2020	**Charity 2021**	Charity 2020
	£	£	**£**	£
Alcohol and soft drinks	**3,108**	6,283	**-**	**-**
	3,108	6,283	**-**	-

14 Debtors

	Group 2021	Group 2020	**Charity 2021**	Charity 2020
	£	£	**£**	£
Trade debtors	**-**	197,713	**-**	-
Amount due from subsidiary (UCD)	**-**	-	**161,208**	188,284
Other debtors (The Margins Project)	**-**	-	**62,555**	
VAT	**1,807**	-	**54,013**	82,463
Prepayments	**58,859**	56,022	**56,124**	50,981
Accrued income	**26,379**	41,178	**15,691**	38,535
	87,045	294,913	**349,591**	360,262

15 Creditors: amounts falling due within one year

	Group 2021	Group 2020	**Charity 2021**	Charity 2020
	£	£	**£**	£
Trade creditors	**26,363**	43,440	**19,182**	34,120
Taxation and social security	**1,445**	22,391	**1,241**	13,625
VAT	**-**	6,057	**-**	-
Accruals and deferred income	**339,251**	566,599	**18,073**	28,188
	367,059	638,487	**38,496**	75,933

Deferred income

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

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

16 Analysis of net assets between funds

	General unrestricted	Designated	Restricted	**Total funds**
	£	£	£	**£**
Tangible fixed assets	111,744	-	-	**111,744**
Net current assets	127,492	250,000	227,229	**604,721**
Net assets at the end of the year	**239,236**	**250,000**	**227,229**	**716,465**

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

16a Analysis of net assets between funds (prior year)

	General unrestricted	Designated	Restricted	**Total funds**
	£	£	£	**£**
Tangible fixed assets	152,165	-	-	**152,165**
Net current assets	178,010	250,000	107,829	**535,839**
Net assets at the end of the year	**330,175**	**250,000**	**107,829**	**688,004**

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

17 Movements in funds

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

17a Movements in funds (prior period)

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

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.

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

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

19 Analysis of cash and cash equivalents

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

20 Operating lease commitments

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

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

21 Legal status of the charity

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

22 Related party transactions

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

23 Union Chapel

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

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

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