

REGISTERED NUMBER 3185119
REGISTERED CHARITY NUMBER: 1055584

FABRICA
(A COMPANY LIMITED BY GUARANTEE)

TRUSTEES ANNUAL REPORT AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

FABRICA
(LIMITED BY GUARANTEE)

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**FABRICA
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LEGAL AND ADMINISTRATIVE INFORMATION
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Trustees	N Aldred – resigned as Trustee and Chairperson 30 June 2025 L Bristow N Tandavanitj R Beales – resigned 12 April 2024 H J Walker D Emilianos – resigned 16 September 2024 L Rodwell – Vice Chair D O’Connor – appointed 16 September 2024 H Charlton – appointed 10 February 2025 B Gibbons – appointed 10 February 2025 H Hughes – appointed 17 March 2025 S Owusu – appointed 28 April 2025 (Chairperson from 30 June 2025) M Seden – appointed 28 April 2025
Company secretary	H J Walker
Charity number	1055584
Company number	03185119
Principal address and Registered Office	40 Duke Street Brighton BN1 1AG
Senior staff	L Whitehead – Fabrica co-director S Holdgate – Finance manager C Hankinson – Fabrica co-director S Connellan and T Lawrence Rodway – Commercial managers
Independent Examiner	VMR Anderson BA (Hons) FCA DChA Carpenter Box 2 St Andrews Place Lewes BN7 1UP
Bankers	CAF Bank 25 Kings Hill West Malling Kent ME19 4JQ Metro Bank One Southampton Row London WC1B 5HA

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Bankers continued

HSBC
Unit 11-12
Kingsgate Shopping Centre
King Street
Huddersfield
HD1 2QB

Charity Bank
Fosse House
182 High Street
Tonbridge
TN9 1BE

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Trustees Report for year end 31 March 2025

The Trustees are pleased to present their report together with the unaudited financial statements of the Charity for the year ending 31 March 2025.

Overview

Fabrica has demonstrated resilience and discipline in navigating the challenges arising from a substantial cut in its regular funding by Arts Council England, since April 2023.

2024-25 was Year 2 of a three-year period of transition in which Fabrica is rebuilding its business model, increasing its support from Trusts & Foundations and growing its earned income despite reduced staffing and an increasingly challenging funding landscape.

The key changes the Trustees have implemented are summarised here:

- **Business model:** Fabrica's earned income is largely generated via private hires and public cultural events that turn a profit via hire fees and bar sales. Fundraising from Trusts & Foundations enables Fabrica to continue its wide-ranging charitable work (education and creative arts engagement) including covering some of Fabrica's staff costs and overheads. Fabrica registered for VAT in June 2023 and established a subsidiary company in February 2024.
- **Programming strategy:** Fabrica has pivoted its arts programming from an exhibition-based model to an events-based model due to the necessity of ensuring that weekends are available for hire. Since April 2023, Fabrica's public programme comprises: film and film+ screenings; arts engagement activities for all ages and abilities; artist development opportunities; short exhibitions (of 1-2 week duration), music, performance and experimental sound-based events.
- **Work with volunteers:** Fabrica continues to work with volunteers, however this offer is limited to c.10 volunteers per annum who support the engagement programme, as opposed to the c.120 volunteers per annum Fabrica was able to work with prior to April 2023 via the exhibition programme.
- **Changes to the Board of Trustees:** Fabrica's Chair of Trustees has led the necessary change process for the Board and Executive. In 2024-25 this included a review of Trustees' skills against the organisation's needs and a drive to recruit Trustees to address these skills gaps which ran until September 2025. Consequently, the make-up of the Board has changed significantly.

The Trustees believe that the financial statements comply with current statutory requirements, the Charity's governing document and the Statement of Recommended Practice.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

Fabrica was incorporated as a company limited by guarantee on 12 April 1996 and registered as a charity on 19 June 1996. Its governing document is its Memorandum and Articles of Association.

Organisational structure

Fabrica is governed by a Board of Trustees; these volunteers are trustees of the charity and members of the company. The minimum number of trustees is three. There is no maximum. Eleven trustees served in 2024-25.

The Board meets at least four times a year, at quarterly intervals, and the Annual General Meeting usually precedes the December Board meeting.

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A Financial Management sub-committee of the Board was established some years previously, but from January 2024, the Trustees agreed to introduce a new additional quarterly Financial Scrutiny meeting, in order to keep the entire board informed and up to date on financial developments. Other working groups of trustees and staff (and third parties where helpful) are convened to support specific areas of work such as reviewing health and safety; maintenance and capital development of the building; and fundraising to Trusts & Foundations. Individual trustees also undertake tasks in support of the executive team, notably recruitment of management roles, meetings with partners and funders and advising on matters that fall within their area of expertise (e.g. building maintenance, capital development and planning-related issues, the development of organisational policies, business planning and fundraising).

In 2024-25 the Trustees were:

Nannette Aldred, Trustee and Chairperson, from December 2023

Richard Beales, Trustee and Vice Chairperson and until 12 April 2024 Lead Trustee at Fabrica for Safeguarding - former Strategic Manager, Artsworld South East Bridge organisation - concerned with children and young people's engagement in the arts and culture; Director of Jehane Ltd

Helen Walker, Trustee and Company Secretary (Independent strategic planning consultant with excellent knowledge of Local Planning, Design, & Built Environment policy, legislation and processes. Former Trustee West Pier Trust.)

Louise Bristow – Trustee (Artist, CIC Director (East Side Print, Brighton); Previous trustee of and studio based at Phoenix Art Space, Brighton, Lead Trustee at Fabrica for Safeguarding from April 2024)

Darren Emilianos – Trustee until 16 September 2024 (GP/Health sector expertise)

Lee Rodwell – Trustee and Vice Chair since December 2023 (Fundraiser, University of the Arts, London)

Nick Tandavanitj – Trustee (Artist and Author with Blast Theory (ACE NPO), PhD Student at Horizon CDT)

David O'Connor - joined as Trustee on 16 September 2024 (Graphic Designer for print and web; founder member of the Brighton Illustrators Group; The Annexe Studios Brighton, Trustee and Joint Deputy Chair of West Pier Trust)

Helen Charlton - joined as Trustee on 10 February 2025 (Development Director at Project Art Works (ACE NPO) who work across the art/social care/advocacy sectors, previously Head of Marketing, Communications and Engagement, Independent Lives)

Beth Gibbons - joined as Trustee on 10 February 2025 (PR & Retail (art and design), Practice-based MA Graduate from University of Brighton)

Harriet Hughes – joined as Trustee on 17 March 2025 (15 years of curatorial experience within the museum sector, including Brighton Museum & Art Gallery, including creative projects with disadvantaged audiences. PhD in African Studies).

There is currently no minimum or maximum term of office, but the composition, development and capacity of the Board are regularly reviewed against the organisations upcoming needs, risks and opportunities. Potential trustees are recruited by advertising the role through Fabrica's website and

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networks, supported by word-of-mouth marketing. Trustees are selected on the basis of their experience of life (personal and professional), skill and capacity. Candidates are interviewed by at least one trustee, usually the Chairperson, and a Co-Director before attending a Board meeting as an observer. If both parties are keen to proceed, the trustee is elected at the next Board meeting they are able to attend. New trustees can be elected at any point in the year and are confirmed in office at the AGM. New trustees receive an induction pack, which provides a comprehensive introduction to the organisation and sets out their responsibilities. Active recruitment for new trustees began in January 2024 and continued until September 2025.

Staffing

In 2024-25 Fabrica's team of 9 part-time posts were led by Co-Directors, Liz Whitehead and Clare Hankinson who were directly responsible for strategic organisational development, the artistic programme and oversight on audience development, learning and participation, fundraising and financial management working closely with the Finance Manager, Shongé Holdgate.

The remaining staff for 2024-25 were: Administrator – Peter Stonhold, Commercial Manager(s) - Sally Connellan until April 2024 then Tachi Lawrence-Rodway, Office & Communications Coordinator – Petra Giffard, Freelance Fundraiser (Trusts & Foundations) and Project Manager – Lucy Groenewoud, Production Manager - Valerie Furnham and Cleaner - Iris Madariaga.

The staff team was supported in 2024-25 via two paid workers on placement (Engagement Producer Placements), funded by The Art Fund Student Opportunities grant, at one day per week for 12 months each from October 2023-September 2024: Rose Grover (undertaking a Masters in Children's Book Illustration at Cambridge School of Art) and Mia Jones (a BA Fine Art Student at Kingston University). There were also two University of Sussex paid Summer Internships providing 300 hours each; Marketing Assistant Tanya Forbes (Biology BSc) and Engagement & Events Assistant Tallulah Denyer (BA in Film Studies).

Several employees are practising artists or have other creative freelance careers and this part-time working culture has reaped rewards in retaining a highly motivated and creative staff team. Fabrica also draws on a pool of freelance project managers, artist facilitators and animateurs and a considerably reduced, but highly valued, team of regular volunteers to deliver its mission. In 2023-24 these volunteers supported key areas of our public programme; working with artist-facilitator Helen Goodwin to deliver Chomp creative lunch clubs for low-income families and devising and delivering engaging and informative heritage tours to showcase the history of our 200-year-old building.

Partnerships

In 2024-25 Fabrica received grants and monies for services towards its health, creative engagement and learning programmes from: local and international schools, colleges and universities, Brighton & Hove City Council and NHS CCG as part of UOK (for Men in Sheds) and Southdown. During the year in review, Fabrica was successful in raising funds from Another Way Women's Foundation, Art Fund, Baring Foundation, Brighton District Nurses Fund, Chalk Cliff Trust, Film Hub SE and BFI FAN, Engage, Homity Trust, Rampion Community Grants, Radcliffe Trust, Skipton Charity, Sussex Community Foundation, WG Edwards.

Contributions were also received towards joint activities by partners One Church (Chomp), East Sussex College, Little Learners; Film programming partners BFI, Brighton International Animation Festival, Short Circuit, University of Brighton and videoclub; Music and Performance programming partners Dead Dog, The Great Escape and Sofar Sounds, WomanEwer and with individual creatives as part of Brighton Fringe.

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Fabrica retained its long-standing partnerships with Brighton Photo Fringe, Spectrum Photographic and Jane & Jeremy book publishers for its annual In Between Gallery exhibition in Fabrica's picture window. And The Living Coast (Brighton & Lewes Downs Biosphere) with whom Co-Director, Liz Whitehead has developed a number of short, funded, artist residences that highlight the work and goals of The Living Coast. Co-Director, Clare Hankinson is a regular contributor to the health, wellbeing and learning networks for older and young people that are active in the city. Other partners with whom Fabrica is developing arts and/or artist development collaborations include: Outside In, Dreamy Place (Digital Festival), Sound Art Brighton, Brighton Visual Arts Coalition (BVAC) a new network focused on strengthening the visual arts infrastructure and offer in the city after a series of setbacks and losses since 2022.

Risk management

Fabrica has a risk management policy and practice which helps it to anticipate risks, assess their likely impact and plan how to reduce and manage them. Fabrica's Trustees and Executive have identified the following key risks, which are discussed regularly at Board meetings to ensure adequate controls are in place.

INCOME

1. Failure to deliver on our commercial strategy: our strategy focuses on a range of existing and new commercial channels to spread risk. It is underpinned by strong market research and is being implemented by experienced and commercially focused staff and overseen by the Co-Directors who report on progress to targets at eight Trustees' Meeting each year. Capital improvements will be necessary over the coming years to ensure we keep our competitive edge in the market for hires.
2. Failure to deliver our fundraising plans: We recognise that there is increasing pressure on public and private funders. Fabrica increased its capacity to fundraise from lower and higher value trusts and foundations in light of these challenges. Our commercial income strategy is our primary way to mitigate this risk. It is proving itself to be successful, but we are operating in a very competitive environment. Increasing donations (individual giving) will also help us deliver on our fundraising targets.

GOVERNANCE

3. Not having the right Board for Fabrica's situation: Following the loss of support from a major public funder, the organisation is transitioning to an earned income model plus increased support from Trust & Foundations. Fabrica's public facing programme is substantially different. Fabrica's Chair of Trustees led the early-stage change process for the Board and Executive from November 2022-December 2023. This included a review of Trustees' roles and long-term commitment to the organisation. New skill sets and priorities were identified, and consequently, the make-up of the Board changed and has continued to change in line with this. A new Interim Chair led the second phase from December 2023-June 2025: implementation of Fabrica's transition plan including instigating an active process of trustee recruitment.

CAPACITY

4. Key members of the team becoming ill or leaving the organisation: Fabrica has a strong network of freelance artists, practitioners and project managers who are increasingly supporting our operations, including fundraising, project coordination, report writing and programme staffing. Financial forecasting and monitoring are shared by the senior team; two Co-Directors and the Finance Manager, supported by the Administrator. We continually focus on skills development to ensure staff can 'act up' when required.

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5. Inability to deliver our planned activity due to lack of capacity: Fabrica has a small team and a broad and ambitious remit of work. Our skilled freelancers, volunteers, placements and interns all play an important role in ensuring we are able to deliver against our objectives and we include budget provision in all projects for additional project management.

EXTERNAL FACTORS

6. The impact of major events, such as the coronavirus pandemic; the enormous increase in energy prices following the outbreak of war in Ukraine have had a profound effect on Fabrica's operation: income, activity and practice. Faced with a pandemic of the scale of the 2020-21 Covid-19, Fabrica would not have been able to trade without the government support initiatives that were introduced. Fabrica was protected from the surge in energy prices due to a three-year fixed price energy contract. Mitigating these risks in the future, Fabrica will: continue to build its reserves through earned income; engage with audiences using digital methods as well as face to face; maintain rigorous health and safety practices for staff and public at Fabrica's events, exhibitions and offices. Take out 2-4 year service contracts with suppliers where these can be negotiated at a reasonable rate. Undertake capital works that reduce Fabrica's energy consumption and reduce heat loss.

Public benefit

In shaping our objectives and planning our activities for the year, the Trustees have given due consideration to the duties set out in the Charities Commission published guidance as required by section 17(5) of the Charities Act 2011.

The Trustees have considered how the planned activities contribute to the overall aims and objectives that they have set and have taken the guidance into account when taking any decision to which it is relevant.

The paragraphs 'Objectives and Activities' and 'Achievements and Performance', detail the benefits that Fabrica provides to the public.

More specifically Fabrica's public benefit is defined as:

- Free public entry to high quality art exhibitions;
- Artist Development Opportunities
- Free or low-cost entry to high quality gallery events and learning activities;
- Free or low-cost access to arts activities in community settings (as part of Fabrica's gallery and outreach programmes)
- Working with volunteers
- Preserving and using for public benefit, a Grade II listed building, including the public display of information about the building's heritage.

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OBJECTIVES AND ACTIVITIES

The Charity's objectives are to promote, maintain, improve and advance education, particularly by the encouragement of the visual arts and places where they may be practised and where art and artefacts may be exhibited, with particular reference to the education of the public and the encouragement of the arts in Sussex and other parts of the United Kingdom.

Up until Autumn 2022, Fabrica commissioned and presented large-scale contemporary visual art installations in response to its unique space, a former Regency chapel located in the centre of Brighton. In 2023, due to the loss of an annual arts subsidy from ACE, Fabrica pivoted, at least in the short term, to commissioning and producing smaller scale art projects, though these continue to be rich vehicles for learning.

Fabrica encourages an open dialogue between artists and visitors at Fabrica, in the community settings it works in and online and produces a wide-ranging programme of education and audience development activity that explore the themes and production processes of the work and the artists it presents. In this way, Fabrica strives to remove the barriers to access, engagement and understanding of art that many people experience.

Since April 2023, Fabrica's programme has comprised four interlinked strands of activity:

- A year-round artistic programme of small-scale experimental artist projects (e.g. Making Space and artist residencies), a film programme, exhibitions (lasting up to two weeks) and related events, music experimental sound and performance-based events.
- An educational, and health & wellbeing-focused creative programme, working with schools, families, groups and individuals with particular disabilities, needs and/or interests.
- Activities with artists that support their professional development.
- A volunteer and work placement scheme providing people of different ages and backgrounds with opportunities to develop customer care, administration, marketing, research, creative and project management skills with the administrative, exhibition and engagement and learning teams.

In summary, Fabrica is working to:

- Enable people of different ages, backgrounds and abilities to develop and realise their own creative potential.
- Raise the level of debate about contemporary arts practice and awareness of the creative process.
- Create opportunities for active engagement with the arts, particularly the visual arts and especially those under-represented in Fabrica's visitor profile, i.e. younger and older people and those who experience economic, cultural or other barriers to mainstream arts provision.
- Provide opportunities for artists (with a range of lived experience), to develop new work in relation to new contexts and audiences.

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- Support the professional development of artists in the region through the provision of services, opportunities, networking and through partnerships with other organisations.
- Bring the work of national and international artists to the region, and in doing so, develop knowledge and understanding of different cultural perspectives.
- Contributing to the economic and cultural life of Brighton & Hove and the wider region.
- Developing partnerships with other organisations: locally, regionally, nationally and internationally to enhance what Fabrica and its partners have to offer.

ACHIEVEMENT AND PERFORMANCE

Charitable activities from April 2024 to March 2025

The total number of beneficiaries* from 1 April 2024 - 31 March 2025 is:

Actual: 9598 event and activity attendees, plus Fabrica Men in Sheds delivering 1700+ hours of contact time with 612 attendances.

Exhibitions: Foka Wolf's *Why Are We Stuck in Hospital* – 7-14 August 2024 (614 exhibition and related event visits) and Temple of Cinema #1: Sayat Nova Outtakes, part of Cinecity Festival, 31 October to 10 November 2024 (573 exhibition and related event visits)

Window Gallery: estimated c.350,000 for In Between Gallery: Tish Murtha's Statues was exhibited 4-14 October 2024, followed by Africa Barrero-Alexander's image *Seventh Day* from 14 October to 27 October 2024; Sean Chan's image *Eastern Promise* was exhibited Dec 2024-July 2025. Plus c. 3120 viewers for Fresh Perspectives Archive films - 'Political Demonstration'

Total 364,517

*The actual number of visits to Fabrica's programmes and participations in Fabrica's activities.

Artistic Programme

Fabrica was able to deliver a wide-ranging programme for audiences from April 2024-March 2025.

EXHIBITIONS

Why are we stuck in hospital? by artist Foka Wolf - 7-14 August 2024

This research-funded exhibition was produced by Ikon gallery and commissioned by University of Birmingham in partnership with rights-based charity, Changing Our Lives via funds from the National Institute for Health and Care Research HS&DR programme. The research raises awareness of the 2,000 people with learning disabilities and/or autistic people who live in hospital settings for long periods of time, often for many years and with no planned date to leave. An impossible maze, with no beginning or end, formed the basis of the gallery and billboard artwork by Birmingham artist and activist Foka Wolf. Comprising graphic design (a maze duplicated on two facing walls) and declarative captions (end wall), they highlighted the invisibility of people with learning disabilities and autistic people in long-stay hospitals.

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The works were presented theatrically at Fabrica, literally in a constructed box, that visitors could step into. The artwork juxtaposed two sets of images each only visible via a timed change between white and UV light. The graphic designs as described above, were over painted by the artist with “I’m so far away from my Mum”, in luminous paint (this was a quote from one of the interviewees in the research findings), the two side walls which each displayed the maze were painted over with 1000 dots, representing the 2000 people stuck in hospital. Visitors were very moved by knowing how the work was put together in this way.

Temple of Cinema: Sayat Nova Outtakes - 31 October-10 November 2024

We presented this touring exhibition as part of Cinecity 2024. The exhibited material, a series of 25 restored and digitised film reels of outtakes from Sergei Parajanov’s most well-known film, *The Colour of Pomegranates*, was displayed in a ‘tabletop’ format so that the images read as paintings or even objects rather than a series of fleeting film images. The exhibition, curated by Daniel Bird, with contributions by Tim Brown and Frank Gray (Cinecity) explored the socio-cultural context that Parajanov was working in at the time (1969) as an artist in the USSR. As an Armenian, living in Georgia with strong cultural connections to Ukraine he was subject to censure, imprisonment, and defamation. The exhibition also included relevant books and material about Parajanov’s other works, some of his writing, and information about Sayat Nova, the medieval poet on who *The Colour of Pomegranates* is based.

THE WINDOW GALLERY

Each year Fabrica works in partnership with Brighton Photo Fringe, Spectrum Photographic and Jane & Jeremy publishers to create a platform for less well-known photographers and lens-based artists by using Fabrica’s picture window onto Duke Street as an exhibition site. The In Between Gallery (IBG) draws in the partners expertise and marketing networks to advertise the opportunity via an open call. The chance for the selected artist to present a talk about their work to a critically engaged audience is also offered as part of the opportunity. From December 2024 Fabrica presented Sean Chan’s image *Eastern Promise*. An artist and a researcher, Sean is based between London and Singapore. He works at the intersections of photography, performance and installation and is currently completing a PhD in History of Art. His research focuses on museum studies, decolonisation, cultural and imperial legacies. *Eastern Promise* was exhibited until July 2025 except for a break of five days (17 March to 21 March 2025) when Fresh Perspectives (Fabrica’s Young Film Programmers group) presented a specially curated selection of archival films entitled *Political Demonstration*.

Prior to this, from 4-14 October 2024, the In Between Gallery exhibited *Statues* by documentary photographer Tish Murtha. This was followed by Africa Barrero-Alexander’s image *Seventh Day* from 14 October to 27 October 2024, which was inspired by the Tish Murtha Archive and selected by Photo Fringe and Peckham 24. These short exhibitions were connected to The British Culture Archive exhibition ‘Documenting Your Community’ presented at 3-4 Dukes Lane during October 2024, part of Brighton’s Photo Fringe.

MAKING SPACE & EXPERIMENTAL PROJECTS

Fabrica hosted seven Making Space and experimental work in progress projects between April 2024 and March 2025.

17-21 June 2024 – Turning my Cello Round - Bela Emerson: A socially engaged artist, musician, and facilitator, Bela explored how musical composition, and relational movement links to her more established practice of musical improvisation. The residency served as the final part of a year of activity she has been undertaking to develop her creative practice, supported by a Developing Your Creative Practice award (Arts Council England).

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8-12 July 2024 – The Paravilion – Antivoid Alliance: Artists collective Caleb Madden, Yumino Seki, Grant Cieciora, Tiago De Sousa, and Luke Pendrell have worked together since 2018, exploring the intersection between radical politics and performative artmaking. Resisting group hierarchy or formal affiliation, they operate as a shifting configuration of collaborators working across moving image, dance installation and sound. For their residency, they built a makeshift pavilion (or ‘parasite’ space as they also described it) within the space at Fabrica which was creatively inspired by the culture, aesthetics, and technical lay-out of the Karaoke room, in particular its special ability to focus moments of consumer desire and fantastic irony. Over the five days of their residency, Antivoid Alliance used their paravilion as a focus for developing this new work via discussion, play and performance – initially just for the artists in the collective, then opening out the experience to a public event on the last evening of the residency.

30 September- 4 October 2024 – Origination - Katy Beinart and Rebecca Beinart

Artists and sisters Katy and Rebecca used their Making Space residency to review their collaborative practice. Focusing on ‘Origination’, an ongoing project they began in 2008, that includes seven exhibitions, numerous events, screenings and talks, and a blog. Origination began as an investigation into their family history and migrations, growing into a wider project about the materiality, memory, and rituals of migration and diaspora, and using performance, sculpture, film and other media to explore recreating these lost, and invisible heritages of their own and other’s families. Katy and Rebecca used Making Space to revisit, document, and catalogue past work, exploring how it might have presence as a whole body of work, and its next creative iteration. Katy and Rebecca discussed their residency at a public talk at the end of the project.

6-24 January 2025 - Semiconductor

Semiconductor (Ruth Jarman and Joe Gerhardt) used Fabrica's main hall as a temporary studio space for three weeks to develop *Light in Motion* - a large-scale image capturing experiment using emerging technology they learnt about during a recent residency at the Department of Physics, University of Glasgow. During the residency, the artists hosted a small public talk to discuss the development of *Light in Motion* with Professor Sarah Cook, the curator of Semiconductor’s residency with the Extreme Light Group at University of Glasgow.

24-28 February 2025 – Charlotte Spencer

Choreographer and movement artist Charlotte Spencer worked on developing a new collection of making and movement-based works called *we are all memory bodies* for her residency. Charlotte focused on developing one work in particular: Memory table – a workshop-styled ‘performance’ which brings together 6 strangers with 2 performers through an interaction with objects, materials and storytelling, the goal being to encourage intimacy. Designed for galleries and other space where it could be helpful, Charlotte took an accessible design approach to developing the piece, testing her ideas and the techniques she had developed to date. Instead of a public talk Charlotte ran an evening session that featured two other works from the collection, in addition to Memory Table for a public audience.

3-11 March 2025 - Projekt Luma

Artists Giles Thacker and Xavier Perks (Projekt Luma) used their time at Fabrica to research and develop a new, immersive, combined arts experience: Ultravision X, which explores the electromagnetic light spectrum. Over eight days they mapped out the space into a series of ‘rooms’, developed the project alongside collaborators and presented a ‘scratch’ performance to an invited and ticket-buying audience in order to understand the audience experience.

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24-28 March 2025 - Let's Talk about Death: A Creative Exploration - Luna Arts

For their residency, Wendy Pye and Dagmara Rudkin (Luna Arts) explored how creative thinking and artistic expression can facilitate more open conversations about death and dying. They ran a series of public workshops and events that put their theories into practice.

ARTIST COMMISSIONS

The Living Coast (TLC) Artist Residencies

These residencies are a paid opportunity for artists and makers living and/or working in The Living Coast area. A partnership project between Fabrica and The Living Coast (Brighton, Hove & Lewes Downs UNESCO Biosphere) artists are selected via open call.

During 2024, Fabrica was able to develop a new, funded partnership with Dr Catherine Kelly at University of Brighton. The residency opportunity Stream to Sea: The Living Coast Artist Residency was advertised via open call, with artist Emma Chow being selected. The residency centred on the parallels between Human and Water Lifecycles. During her residency, Emma researched the River Ouse and the chalk reef at the Undercliff Walk: tracing water's journey from stream to sea and exploring how water changes, giving life to fauna and flora. And exploring how human behaviours affect bodies of water in the Biosphere. Emma ran three creative workshops in all, with participants who were 15 yrs of age (visiting international students) on 23 July; under 25 yrs (6 June) and over 60 yrs (12 June). Emma also produced an Instagram takeover as part of the residency. In part the residency's intention was to analyse how this artist's practice: her biography, skills and knowledge might increase Care and Custodianship for 'blue' spaces in the UNESCO Biosphere. The residency concluded in July 2024, with a seminar, led by Dr Catherine Kelly, that shared the learnings from Emma's residency whilst touching on the broader programme of artist residencies that The Living Coast has commissioned since 2021.

Three Tenses: The Whitehawk Great Map

What happens when a group of renegade map-makers put Whitehawk at the centre of the world? Artist Dan Thompson is attempting to answer this question through his new artwork for Wellsbourne CIC (GP surgery) and Fabrica, Three Tenses: The Whitehawk Great Map. Inspired by the idea that maps shape the way we see the world, this new commission is exploring Whitehawk's past, present, and future through the eyes of its young people. Working together with the artist, participants have uncovered hidden histories and reimagined their place in the world—culminating in a giant, multi-media Mappa Mundi where everything revolves around Whitehawk. Funded by a 2025 Alexandra Reinhardt Memorial Award (ARMA), the commission was advertised in autumn 2024 and selected in January 2025. Activities took place in summer 2025 in Whitehawk. A touring exhibition presenting Three Tenses: The Whitehawk Great Map and three other ARMA commissions will take place from late 2025 until 2026.

FILM PROGRAMME

Fabrica's year-round film programme was able to deliver over 40 in-person film screenings and associated events. Fabrica collaborated with existing and new partners to present a mixture of grant-funded and partnership-supported activities. Fabrica led on the regional film programmers network, Screen Shot, which produces an online listing site and monthly newsletters.

'Finding Film' was a project funded by Film Hub SE, supporting the delivery of our established monthly sessions with Fresh Perspectives, Fabrica's film programmers club for 18-25yrs, who curated and ran quarterly film screenings; Do the Right Thing, Psychomania, Thelma and Louise (part of Creative Action) and All the Beauty and the Bloodshed. The group also curated 7 short films from Screen Archive South

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East, exploring Political Demonstration, which were exhibited in the Fabrica Window Gallery for 5 days. The project also provided a programme of family-friendly screenings providing hands-on creative activities to engage and develop young audiences. Finding Film complimented our Into Film Festival 2024 screening for educational groups.

Fabrica took part in the national BFI Action season in October, programming 'Creative Action', a weekend film festival of four cross-global features alongside specialist creative enhancements, a partnership programme of animated shorts, and two inspiring and creative workshops, demonstrations and talks to engage film enthusiasts. We worked with Fresh Perspectives to curate one screening, and another was co-presented with Brighton International Animation Festival.

We co-presented an array of short films made by artists and emerging filmmakers, with partners Brighton International Animation Festival, Cinacity: Brighton's Film Festival, Filmspot, Oska Bright Film Festival, Platform Asia, Short Circuit, Short Rands - South African Film Collection, videoclub and of artist film 'Steven' by Melanie Manchot.

ENGAGEMENT AND LEARNING

Fabrica prides itself on being an open, safe and accessible organisation. Our historic venue is wheelchair accessible and heated so that all visitors, but particularly older visitors/people with disabilities can be comfortable. Between February and July 2025 Fabrica was able to undertake capital works that have made our building warmer, so that we are a much more welcoming venue for participants during the winter months.

In 2024-25 Fabrica was able to present a busy programme of over 200 events and activities for a range of participants at the gallery and in community settings. Our broad offer provided enjoyable, meaningful, and creative opportunities to participants and audiences that also benefitted mental health and wellbeing and increased engagement with arts and culture across and beyond the city. With a mixture of free, pay-what-you-can and costed events, Fabrica offered an accessible programme for low-income audiences whilst also developing financially sustainable new programmes.

Chomp at Fabrica (creative arts activities for low-income families) ran during school holidays, and *Messy Play* (0-5yrs), delivered by partner Little Learners, took place on a monthly basis. School holiday workshops for children aged 5-12 years offered opportunities for young people to explore and experiment on their own creative terms, with a successful second annual Summer Art Club in August, all of which are led by artist-facilitator Lynn Weddle.

"I think Chomp is amazing because it brings your artistic talent into play" - Chomp participant

"I think this is the best club I have ever been to. I thought it would be like other clubs but it's been even better." – Summer Art Club participant

Our arts for health & wellbeing programmes continued to grow and develop, reaching targeted audiences across the city:

- *Drawing and Making for dementia* was able to return to Brooke Mead in January 2025 with 12 weekly sessions delivering creative activities for both residents, staff and local people living with a dementia.
- *Renew & Repurpose* continued delivering hands-on restoration workshops for adults in the city, delivering two courses of six-week sessions and two taster sessions for the public, two female-only courses and one course for refugees, migrants and the vulnerably housed. Restored furniture was given back to participants and distributed to people on a low income and/or are living in furniture poverty.

**FABRICA
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TRUSTEES' REPORT
FOR THE YEAR ENDED 31ST MARCH 2025**

- *Men in Sheds*, a suicide prevention project for adult men. Funded by NHS CCG and Brighton & Hove City Council, Men in Sheds provided over 1700 hours of contact time for adult men seeking to improve their mental wellbeing. The provision increased on the previous year due our recent move to a newly established, larger (meanwhile) space, and due to additional weekly sessions supported by the national Suicide Prevention Fund, which aimed at increasing and diversifying our membership with men aged under 55 and LGBTQ+ members. In the summer, our Shed was commissioned by Southdown's Wellbeing Hub, to deliver a woodworking course for male and female clients.
- *Men Who Make* delivered four consultation sessions to existing and new partners in Brighton & Hove and Bognor to further understand and broaden our audience and partnerships, and two six-week courses connecting highly vulnerable men to making processes and techniques inspired by, and situated within, our artistic programme.
- *Men Who Create LGBTQ+* was a new three-year project supported by Baring Foundation, building on our learnings from other male-specific programmes, offering course-based sessions specifically to create a safe and inclusive space for LGBTQ+ men who may be more likely not to join more 'traditional' male spaces. We delivered a photography course in the autumn and a steering group session to initiate new relationships with participants and referral partners.

"I want to come again. I really enjoyed myself. I was feeling really depressed and then you knocked at my door." - Drawing and Making for Dementia participant

"The all-male group was appealing and made me feel more comfortable. I felt safe and relaxed and able to express myself." - Men Who Make consultation participant

Fabrica cultivated 70+ partnerships to reach and work with our targeted audience groups, including:

- *Children/young people*: Little Learners, One Church & the Chomp Network, Into Film, Fresh Perspectives, Young Film Programmers Network, and 10+ educational establishments including schools, colleges, and universities.
- *Older people: (dementia, low-income, socially-isolated, wellbeing)*: BHCC: Seniors Housing and Public Health; Dementia Action Alliance, Trust for Developing Communities,
- *People from diverse ethnic backgrounds*: Hummingbird Project, Refugee Radio, South African Film Collection, Voices in Exile, videoclub
- *LGBTQ+*: Church of Italo, LGBT Switchboard, MindOut, Navigate Brighton, Rainbow Chorus, The Clare Project
- *Disability focussed partnerships*: Carousel, Speak Out, Rocket Artists, Figment Arts, The Outlook Foundation
- *Health and community*: UOK (17 partner network), Band of Brothers, First Base, New Note Orchestra, StonePillow, Sussex Partnership Foundation Trust, Wellsbourne Healthcare CIC, Together Co, YMCA, Community Works.
- *Arts and heritage*: Brighton Fringe, Spectrum Photographic, Church of Italo, Cinecity, Filmspot, Jane & Jeremy publishers, IKON, Outside In, Heritage Open Days, BFI, Screen Archive South East, Contemporary Visual Arts Network, SE; Tish Murtha Archive, Photo Fringe, Peckham 24, The British Culture Archive, Alexandra Reinhardt Foundation, Engage.
- *Research*: University of Brighton: Dr. Catherine Kelly for the Stream to Sea artist residency; and with Cinecity for Temple of Cinema exhibition; University of Birmingham and Changing Our Lives for the Why Are We Stuck in Hospital? exhibition.
- *Environmental interest and circular economy groups and organisations*: Magpie Recycling, The Living Coast (Brighton & Lewes Downs Biosphere Partnership), Tech Take-back, The Wood Store

**FABRICA
(LIMITED BY GUARANTEE)
TRUSTEES' REPORT
FOR THE YEAR ENDED 31ST MARCH 2025**

CAPITAL WORKS

In September 2024 Fabrica secured funds from the Veolia Environmental Trust to make improvements to its building. The works included adding solar panels to the roof, creating a battery storage area for the solar electricity generated, and the installation of an air source heat pump and new radiators to heat the office areas. As well as installing secondary glazing over the large windows in the main hall, other heat loss mitigation measures such as draft proofing at all the entrances; and the installation of two bird boxes to support biodiversity at the site. These works have stabilised the temperature of the whole building with the benefit felt by all our participants and co-workers. Furthermore, the changes are improving biodiversity in the city centre and helping to reduce Fabrica's energy bills and carbon footprint.

FUNDRAISING STRATEGY & INCOME GENERATION

Fabrica promotes a mixed model of income from public/statutory services, Trusts and Foundations, earned income, corporate sponsorship and individual giving.

2024-25 was Year 2 of a three-year period of transition in which Fabrica is rebuilding its business model, increasing its support from Trusts & Foundations and growing its earned income despite reduced staffing and an increasingly challenging funding landscape.

Throughout the year Fabrica has continued to prioritise the growth of its commercial income, largely through venue and workstation hires, café/bar sales and retail.

VENUE HIRE

Fabrica hires out its Grade II listed building for wedding receptions, parties and other events, raising its profile within the city and generating vital earned income to support the organisation and its charitable work. 2024-25 delivered a record number of 22 weddings, providing much needed unrestricted funds for the organisation. We continued to operate and develop the café-bar alongside private and public events.

Our gallery and online shop continued, although income from this strand reduced as we were presenting fewer and shorter exhibitions, which provides the footfall necessary for our retail income.

DONATIONS

Fabrica started to develop Individual Giving as an income stream in 2019, launching a membership scheme which had steadily grown to a modest but valued pool of members by 2022. Following the changes to our artistic programming, we managed to retain almost all our members through Year 1 of our transition period (2023-24). Donations have also been received from venue hire customers wishing to donate their hire deposits, via event-related donations and via our annual Christmas appeal. In 2024-25, financial support from our various communities came through: venue-based and online donations, our Fabrica Friends regular donor scheme, Fabrica's Christmas giving campaign and early donations for our charity runners in the April 2025 Brighton 10K. Fabrica achieved a total of £6,402 in donations for the year.

TRUSTS AND FOUNDATIONS

During the year in review, Fabrica was successful in raising funds from Another Way Women's Foundation, Art Fund, Baring Foundation, Brighton District Nurses Fund, Chalk Cliff Trust, Film Hub SE and BFI FAN, Engage, Homity Trust, Rampion Community Grants, Radcliffe Trust, Skipton Charity, Sussex Community Foundation, Veolia Environmental Trust and WG Edwards.

RESERVES POLICY

The level of reserves is monitored by the Trustees at its quarterly meetings and our unrestricted reserves are currently considered to be reasonable at £110,000 (3 months expenditure), and £25,000+ building sinking fund. Reserves are held to provide working capital especially in situations where funding is retrospective.

**FABRICA
(LIMITED BY GUARANTEE)
TRUSTEES' REPORT
FOR THE YEAR ENDED 31ST MARCH 2025**

PLANS FOR FUTURE PERIODS

As outlined in our overview at the beginning of this report, 2024-25 was Year 2 of a three-year period of transition in which Fabrica is rebuilding its business model, increasing its support from Trusts & Foundations and growing its earned income.

Looking forward to 2025-2027, the trustees are focused on:

- Consolidating Fabrica's business model which is now established but can be improved: enhancing our offer to the music sector and growing our book of business in this area; improving the heritage features of the space; improving the cafe/bar operation to build sales and profitability; driving private hires; growing retail sales. Selling more tickets to all events.
- Sustaining our charitable work through support from Trusts & Foundations and statutory sources (local authority and NHS).
- Implementing our new strategy and plan for arts programming and commissioning.
- Working with volunteers, students and recent graduates on paid placements: Enabling people to contribute their time and creativity to our programmes of work.
- Seeking funding for capital works that reduce our overheads and environmental footprint.

STATEMENT OF TRUSTEES' (DIRECTORS') RESPONSIBILITIES

The Trustees are responsible for preparing this Trustees' Report and the attached 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 of the incoming resources and application of resources, including the income and expenditure, of the charitable company 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 judgments 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 business.

The Trustees are responsible for keeping adequate 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 hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report has been prepared in accordance with the special provision of Part 15 of the Companies Act 2006 relating to small companies.

By Order of the Board: 

Susanne Owusu (Chair) – Trustee/Director

Date: 8th December 2025

INDEPENDENT EXAMINERS REPORT

FABRICA (LIMITED BY GUARANTEE)

I report on the financial statements of the charity for the year ended 31st March 2025, which are set out on pages 18 to 30.

Responsibilities and basis of report

As the charity's trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 (the '2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's report

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a registered member of the Institute of Chartered Accountants in England and Wales which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

- (1) accounting records were not kept in respect of the company as required by section 386 of the 2006 Act; or
- (2) the accounts do not accord with those accounting records; or
- (3) the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
- (4) the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Victoria Anderson BA(Hons) FCA DChA
Carpenter Box
Chartered Accountants
and Statutory Auditors
2 St Andrews Place
Lewes
East Sussex BN7 1UP

Date: 8th December 2025

FABRICA
(LIMITED BY GUARANTEE)

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

				ACE		
	Note	Unrestricted	Restricted	Restricted	Total	2024
		Funds	Funds	Capital	2025	
		£	£	Grant	£	£
INCOME FROM						
Donations and legacies	3	34,399	162,964	-	197,363	218,206
Charitable activities	5					
- Artistic programmes		12,872	8,232	-	21,104	46,199
Other trading activities	4	150,093	-	-	150,093	157,381
Rental income		12,565	-	-	12,565	12,243
Investment income		<u>2,555</u>	<u>-</u>	<u>-</u>	<u>2,555</u>	<u>1,808</u>
Total before Museum and Galleries Tax Relief		212,484	171,196	-	383,680	435,837
Museums and Galleries Tax Relief		<u>22,618</u>	<u>-</u>	<u>-</u>	<u>22,618</u>	<u>44,542</u>
Total		<u>235,102</u>	<u>171,196</u>	<u>-</u>	<u>406,298</u>	<u>480,379</u>
EXPENDITURE ON						
Raising funds	6	50,370	-	-	50,370	71,483
Charitable activities	7	<u>260,029</u>	<u>80,933</u>	<u>18,851</u>	<u>359,813</u>	<u>358,993</u>
Total		<u>310,399</u>	<u>80,933</u>	<u>18,851</u>	<u>410,183</u>	<u>430,476</u>
Net (expenditure)/income		(75,297)	90,263	(18,851)	(3,885)	49,903
Transfers between funds		<u>76,227</u>	<u>(76,227)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net income/(expenditure) after transfers		930	14,036	(18,851)	(3,885)	<u>49,903</u>
Total funds brought forward		<u>185,324</u>	<u>21,154</u>	<u>302,090</u>	<u>508,568</u>	<u>458,665</u>
Total funds carried forward		<u>186,254</u>	<u>35,190</u>	<u>283,239</u>	<u>504,683</u>	<u>508,568</u>

The detailed 2024 comparative statement of financial activities is reported in note 2.

The charity has no recognised gains or losses other than those dealt with in the statement of financial activities.

The notes form part of these financial statements

**FABRICA
(LIMITED BY GUARANTEE)**

**BALANCE SHEET
AS AT 31ST MARCH 2025
COMPANY NUMBER: 03185119**

	Note	2025 £	2024 £
FIXED ASSETS			
Tangible fixed assets	11	354,726	309,182
CURRENT ASSETS			
Debtors	12	52,393	133,180
Cash in hand and in bank		<u>215,016</u>	<u>234,110</u>
		267,409	367,290
CURRENT LIABILITIES			
Creditors: amounts falling due within one year	13	<u>86,849</u>	<u>132,063</u>
NET CURRENT ASSETS		<u>180,560</u>	<u>235,227</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		535,286	544,409
Creditors: amounts due after more than one year	14	<u>30,603</u>	<u>35,841</u>
NET ASSETS		<u>504,683</u>	<u>508,568</u>
FUNDS			
Unrestricted funds	19	186,254	185,324
Restricted funds	20	<u>318,429</u>	<u>323,244</u>
TOTAL FUNDS		<u>504,683</u>	<u>508,568</u>

The company is entitled to exemption from audit conferred by Section 477 of the Companies Act 2006 for the year ended 31st March 2025.

The members have not required the company to obtain an audit of its financial statements in accordance with Section 476 of the Companies Act 2006.

The trustees confirm that they are responsible for:

- a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006,
- b) and preparing financial statements which give a true and fair view of the state of the affairs of the company as at the end of the financial year and of its results for the financial year in accordance with the requirements of Sections 394 and 395, and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements were approved by the Board of Trustees on 8th December 2025 and were signed on its behalf by:



S Owusu (Chair) – Trustee/Director

The notes form part of these financial statements

FABRICA
(LIMITED BY GUARANTEE)

STATEMENT OF CASHFLOWS
FOR THE YEAR ENDED 31ST MARCH 2025

	Note	2025 £	2024 £
Cash flow from operating activities			
Cash generated from operations	15	(27,439)	17,334
Interest paid		<u>(1,537)</u>	<u>(1,917)</u>
		(28,976)	15,417
Cash flows from investing activities			
Interest and rent receivable		15,120	14,051
Cash flows from financing activities			
Capital repayments in year		<u>(5,238)</u>	<u>(4,700)</u>
Net increase/(decrease) in cash and cash equivalents		(19,094)	24,768
Cash and cash equivalents at the beginning of the year		<u>234,110</u>	<u>209,342</u>
Cash and cash equivalents at the end of the year	22	<u><u>215,016</u></u>	<u><u>234,110</u></u>

The notes form part of these financial statements

**FABRICA
(LIMITED BY GUARANTEE)**

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

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their financial statements with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1st January 2019)', Financial Reporting Standard FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future and on that basis the charity is considered to be a going concern.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Income is deferred when fees are received in advance of the event to which they relate.

Grants

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Where grants have been received for capital projects the costs have been capitalised on the Balance Sheet and depreciation, in accordance with the accounting policies, has been charged against that income.

Grant income is only deferred when:

- the donor specified that the grant or donation must only be used for future accounting periods; or
- the donor has imposed conditions which must be met before the charity has unconditional entitlement.

Donations and other income

Donations and other income is recognised on the receipt of cash.

Investment Income

Investment income is recognised on an accruals basis.

Donated goods and services have not been recognised in the financial statements.

**FABRICA
(LIMITED BY GUARANTEE)**

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

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis including irrecoverable VAT and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources. Expenditure is classified under the following activity headings:

Costs of generating funds	- comprise those costs incurred in venue hire and fundraising events.
Charitable activities	- comprises all expenditure directly relating to the production of the events.
Support costs	- include those incurred in the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements.

Tangible fixed assets

Fixed assets are capitalised and the cost written off over their useful economic lives as follows:

Leasehold improvements	- period of lease.
Computer equipment	- 1/3rd straight line basis

Assets costing more than £1,000 are capitalised.

Taxation

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK Corporation Tax purposes. Accordingly the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees. Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Pension costs

The charity operates a defined contribution scheme for staff as from April 2016 administered by NEST. The employer contribution is 3% and the employee contribution is 5%.

Foreign currencies

Assets and liabilities in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are translated into sterling at the rate of exchange ruling at the date of transaction. Exchange differences are taken into account in arriving at the operating result.

Leases

Rentals payable under operating leases are charged to the Statement of Financial Activities on a straight line basis over the term of the relevant lease.

Debtors

Trade and other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid.

**FABRICA
(LIMITED BY GUARANTEE)**

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

Cash at bank and in hand

Cash at bank and in hand includes cash and short term highly liquid investments. The trustees seek to use short and medium term deposits where possible to maximise the return on monies held at the bank and to manage cash flow.

Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in a transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably.

Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

2. COMPARATIVE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted £	Restricted £	Arts Council England Restricted Capital Grant £	2024 Total £
INCOME FROM				
Donation and legacies	118,119	100,087	-	218,206
Charitable activities				
- Artistic programmes	25,729	20,470	-	46,199
Other trading activities	157,381	-	-	157,381
Rental income	12,243	-	-	12,243
Investment income	<u>1,808</u>	<u>-</u>	<u>-</u>	<u>1,808</u>
Total before Museum and Galleries Tax Relief	315,280	120,557	-	435,837
Museums and Galleries Tax Relief	<u>44,542</u>	<u>-</u>	<u>-</u>	<u>44,542</u>
Total	<u>359,822</u>	<u>120,557</u>	<u>-</u>	<u>480,379</u>
EXPENDITURE				
Raising funds	71,483	-	-	71,483
Charitable activities	<u>231,892</u>	<u>108,250</u>	<u>18,851</u>	<u>358,993</u>
Total	<u>303,375</u>	<u>108,250</u>	<u>18,851</u>	<u>430,476</u>
Net movement in funds	56,447	12,307	(18,851)	49,903
RECONCILIATION OF FUNDS				
Total funds brought forward	<u>128,877</u>	<u>8,847</u>	<u>320,941</u>	<u>458,665</u>
TOTAL FUNDS CARRIED FORWARD	<u>185,324</u>	<u>21,154</u>	<u>302,090</u>	<u>508,568</u>

FABRICA
(LIMITED BY GUARANTEE)

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

3. DONATIONS AND GRANTS

	2025	2024
	£	£
Donations	6,464	6,179
Grants:		
- Arts Council England – Core grant	-	105,497
- Sussex Community Foundation	8,439	15,750
- Southdowns Community Roots	15,910	18,997
- University of Sussex	7,200	-
- University of Brighton	2,000	-
- Chalk Cliff Trust	5,000	5,040
- Brighton District Nurses	5,042	2,500
- The Freelands Foundation	-	600
- Art Fund Student Opportunities grant	9,988	8,957
- Brighton Lions	-	200
- BUPA	-	446
- Paley Trust	-	800
- Heads On (NHS Partnership)	3,944	17,492
- Heritage Lottery Grant - Swimming a Long Way Together	-	35,748
- Baring Foundation	21,344	-
- Why are we Stuck in Hospital/Foka Wolf	7,000	-
- Independent Cinema Office	10,562	-
- Radcliffe Trust	3,000	-
- Altea Education Srls - Living Coast Project	300	-
- Stream to Sea (IAA fund)	4,000	-
- Making Space	2,000	-
- University of Brighton – Cinacity – Temple of Cinema	4,818	-
- ARMA - Engage	5,000	-
- Another Way Women’s Foundation	4,979	-
- W.G Edwards Charitable Foundation	1,515	-
- Department of Health and Social Care	7,481	-
- Brighton & Hove City Council	4,956	-
- The Veolia Environmental Trust	56,421	-
	<u>197,363</u>	<u>218,206</u>

4. OTHER TRADING ACTIVITIES

	2025	2024
	£	£
Venue hire (including bar sales)	148,813	155,996
Shop and Café Sales	1,280	1,385
	<u>150,093</u>	<u>157,381</u>

5. INCOME FROM CHARITABLE ACTIVITIES

	2025	2024
	£	£
Artistic programmes		
- Ticket sales and event income	18,040	28,138
- Groundwork UK	1,000	375
- Chomp	2,064	-
- Independent Cinema Office	-	17,186
- Veolia	-	500
	<u>21,104</u>	<u>46,199</u>

FABRICA
(LIMITED BY GUARANTEE)

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

6. RAISING FUNDS

	2025	2024
	£	£
Cost of venue hire	32,211	68,998
Café expenses	17,792	1,796
Shop expenses	<u>367</u>	<u>689</u>
	<u>50,370</u>	<u>71,483</u>

7. CHARITABLE EXPENDITURE

	Unrestricted	Restricted	2025	2024
	£	£	Total	Total
			£	£
DIRECT COSTS				
Premises costs				
Rent	5,612	-	5,612	5,612
Rates and water	1,978	-	1,978	1,690
Insurances	8,942	-	8,942	8,420
Light and heat	<u>5,712</u>	<u>-</u>	<u>5,712</u>	<u>4,601</u>
	<u>22,244</u>	<u>-</u>	<u>22,244</u>	<u>20,323</u>
Gallery costs				
Repairs and maintenance	14,315	-	14,315	33,501
Salaries, artists curators' fees and exhibition costs	<u>205,316</u>	<u>80,933</u>	<u>286,249</u>	<u>275,281</u>
	<u>219,631</u>	<u>80,933</u>	<u>300,564</u>	<u>308,782</u>
Other direct costs				
Printing, postage and stationery	1,709	-	1,709	1,429
Telephone	1,044	-	1,044	1,140
Other office expenses	3,636	-	3,636	-
Depreciation	<u>4,789</u>	<u>18,851</u>	<u>23,640</u>	<u>20,531</u>
	<u>11,178</u>	<u>18,851</u>	<u>30,029</u>	<u>23,100</u>
	<u>253,053</u>	<u>99,784</u>	<u>352,837</u>	<u>352,205</u>
SUPPORT COSTS				
Governance costs				
Accountancy	4,900	-	4,900	4,325
Bank charges	349	-	349	205
Bank loan interest	1,537	-	1,537	1,917
Trustees' meeting expenses	<u>190</u>	<u>-</u>	<u>190</u>	<u>341</u>
	<u>6,976</u>	<u>-</u>	<u>6,976</u>	<u>6,788</u>
TOTAL	<u>260,029</u>	<u>99,784</u>	<u>359,813</u>	<u>358,993</u>

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

8. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging

	2025	2024
	£	£
Operating lease rentals – property	5,612	5,612
Accountancy	4,900	4,325
Depreciation	<u>23,640</u>	<u>20,531</u>

9. TRUSTEES' REMUNERATION

No Trustees, or connected persons, received any remuneration or reimbursed expenses during the year.

10. STAFF NUMBERS AND COSTS

The average number of employees during the year was 11 (2024: 12) calculated on a monthly head count. No employee received emoluments over £60,000.

The aggregate payroll costs in respect of these employees were:-

	2025	2024
	£	£
Wages and salaries	159,600	159,013
Social Security costs	5,636	4,863
Pension Contributions	<u>2,924</u>	<u>3,006</u>
	<u>168,160</u>	<u>166,882</u>

The key management personnel of the charity comprise the trustees along with the director, business manager and financial administrator. Total employee benefits of the key management personnel were £72,614 (2024: £65,427).

11. TANGIBLE FIXED ASSETS

	Long Leasehold £	Computer Equipment £	Total £
Cost			
As at 1 April 2024	673,708	21,782	695,490
Additions	<u>69,184</u>	-	<u>69,184</u>
As at 31 March 2025	<u>742,892</u>	<u>21,782</u>	<u>764,674</u>
Depreciation			
As at 1 April 2024	364,527	21,781	386,308
Charge for the year	<u>23,640</u>	-	<u>23,640</u>
As at 31 March 2025	<u>388,167</u>	-	<u>409,948</u>
Net Book Value			
As at 31 March 2025	<u>354,725</u>	<u>1</u>	<u>354,726</u>
As at 31 March 2024	<u>309,181</u>	<u>1</u>	<u>309,182</u>

**FABRICA
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2025**

12. DEBTORS

	2025	2024
	£	£
Trade debtors	29,775	88,654
Other debtors	<u>22,618</u>	<u>44,526</u>
	<u>52,393</u>	<u>133,180</u>

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Bank loan	5,756	5,599
Trade creditors	6,105	14,706
VAT	2,642	6,476
Other creditors	1,205	503
Deferred income	63,241	100,779
Accruals	<u>7,900</u>	<u>4,000</u>
	<u>86,849</u>	<u>132,063</u>

14. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2025	2024
	£	£
Loan	<u>30,603</u>	<u>35,841</u>

15. RECONCILIATION OF NET (DEFICIT)/SURPLUS TO NET CASH INFLOW FROM OPERATING ACTIVITIES

	2025	2024
	£	£
Net (deficit)/surplus for the year	(3,885)	49,903
Finance costs	1,537	1,917
Interest received	(2,555)	(1,808)
Rental income	(12,565)	(12,243)
Depreciation	23,640	20,531
Purchase of assets	(69,184)	-
Decrease/(Increase) in debtors	80,787	(68,924)
(Decrease)/Increase in creditors	<u>(45,214)</u>	<u>27,958</u>
Net (outflow)/inflow from operating activities	<u>(27,439)</u>	<u>17,334</u>

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

16. SHARE CAPITAL

Fabrica is a company limited by guarantee registered in England and Wales and has no share capital. No one member has overall control of the company.

In accordance with clause 7 of its Memorandum of Association every member of the charity undertakes to contribute such amount as may be required (not exceeding £10) to the charity's assets if it should be wound up while he or she is a member or within one year after he or she ceases to be a member.

If the charity is wound up or dissolved and after all its debts and liabilities have been satisfied there remains any property it shall not be paid or distributed amongst the members of the charity but shall be given or transferred to some other charity having similar objectives.

The company's registered number and registered office address can be found in the 'Legal and Administrative Information' section of the financial statements.

17. RELATED PARTY DISCLOSURE

There were no related party transactions for the year ended 31 March 2025 (2024: Nil).

18. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Tangible Fixed Assets £	Net Current Assets £	Creditors due after more than one year £	2025 Total £	2024 Total £
Arts Council England					
– Restricted Capital Grant	283,239	-	-	283,239	302,090
Restricted	-	35,190	-	35,190	21,154
Unrestricted	<u>71,487</u>	<u>145,370</u>	<u>(30,603)</u>	<u>186,254</u>	<u>185,324</u>
	<u>354,726</u>	<u>180,560</u>	<u>(30,603)</u>	<u>504,683</u>	<u>508,568</u>

ANALYSIS OF NET ASSETS BETWEEN FUNDS (Prior Year)

	Tangible Fixed Assets £	Net Current Assets £	Creditors due after more than one year £	2024 Total £	2023 Total £
Arts Council England					
– Restricted Capital Grant	302,090	-	-	302,090	320,941
Restricted	-	21,154	-	21,154	8,847
Unrestricted	<u>7,092</u>	<u>214,073</u>	<u>(35,841)</u>	<u>185,324</u>	<u>128,877</u>
	<u>309,182</u>	<u>235,227</u>	<u>(35,841)</u>	<u>508,568</u>	<u>458,665</u>

FABRICA
(LIMITED BY GUARANTEE)

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

19. UNRESTRICTED FUNDS

	Balance At 1 April 2024 £	Income £	Expenditure £	Transfer between funds £	Balance at 31 March 2025 £
Unrestricted Funds					
General Reserves	<u>185,324</u>	<u>235,102</u>	<u>(310,399)</u>	<u>76,227</u>	<u>186,254</u>

UNRESTRICTED FUNDS (Prior Year)

	Balance At 1 April 2023 £	Income £	Expenditure £	Transfer between funds £	Balance at 31 March 2024 £
Unrestricted Funds					
General Reserves	<u>128,877</u>	<u>359,822</u>	<u>(303,375)</u>	<u>-</u>	<u>185,324</u>

20. RESTRICTED FUNDS

	Balance At 1 April 2024 £	Income £	Expenditure £	Transfer between funds £	Balance at 31 March 2025 £
Arts Council England –					
Restricted Capital Grant	302,090	-	(18,851)	-	283,239
Veolia capital fund	-	56,421	-	(56,001)	420
Various – Men in Sheds	3,800	15,910	(19,710)	-	-
Audience Development	12,411	55,549	(38,131)	(8,052)	21,777
Art Students	4,423	9,988	-	(5,418)	8,993
Artist Programming	-	10,000	(5,743)	(257)	4,000
Film - various	-	16,328	(16,237)	(91)	-
Artist Resource	<u>520</u>	<u>7,000</u>	<u>(1,112)</u>	<u>(6,408)</u>	<u>-</u>
	<u>323,244</u>	<u>171,196</u>	<u>(99,784)</u>	<u>(76,227)</u>	<u>318,429</u>

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

20. RESTRICTED FUNDS (Prior Year)

	Balance At 1 April 2023 £	Income £	Expenditure £	Balance at 31 March 2024 £
Arts Council England – Restricted				
Capital grant	320,941	-	(18,851)	302,090
Various – Men in Sheds	3,507	18,997	(18,704)	3,800
Heritage Lottery Fund - SALWT	-	35,748	(35,748)	-
Audience Development	4,025	38,919	(30,533)	12,411
Brighton Dome and Festival	1,315	-	(1,315)	-
Art Students	-	8,957	(4,534)	4,423
Film – Various	-	17,186	(17,186)	-
Artist Resource	-	750	(230)	520
	<u>329,788</u>	<u>120,557</u>	<u>(127,101)</u>	<u>323,244</u>

21. OPERATING LEASE COMMITMENTS

The minimum lease payments falling due for operating leases expiring in more than five years is £25,000.

22. CASH AND CASH EQUIVALENTS

	2025 £	2024 £
Cash and cash equivalents	<u>215,016</u>	<u>234,110</u>
	2024 £	2023 £
Cash and cash equivalents	<u>234,110</u>	<u>209,342</u>

23. ANALYSIS OF CHANGES IN NET DEBT

	At 1 April 2024 £	Cashflow £	At 31 March 2025 £
Net cash			
Cash at bank and in hand	<u>234,110</u>	<u>(19,094)</u>	<u>215,016</u>
Debt			
Debts falling due within one year	(5,599)	(157)	(5,756)
Debts falling due after one year	<u>(35,841)</u>	<u>(5,238)</u>	<u>(30,603)</u>
	<u>(41,440)</u>	<u>(5,395)</u>	<u>(36,045)</u>
Total	<u>192,670</u>	<u>(24,489)</u>	<u>178,971</u>