

**Annual
Review**

**Union
Chapel
Project
2013-14**



**UNION
CHAPEL**

History of the building

The Chapel was founded in 1799 by a union of Nonconformists and Anglicans, who built the first Union Chapel on this site in 1806. By 1872 they had outgrown their original building so a competition was held to choose a design for a new larger Chapel.

The winner was James Cubitt (not the famous Cubitt!) a well-known architect of nonconformist churches. His design created space for up to 1,700 worshipers, at a cost of £47,000 (around £3 million in today's money). This new Union Chapel was opened in 1877 and is the one we know today.

It included a rather special organ, deliberately hidden within the architecture of the building. The Organ was built by Henry Willis, the foremost organ builder of his time who also created organs for The Royal Albert Hall & Saint Pauls Cathedral. It was designed to give the impression that the building itself was exuding music.

However, this story of growth & prosperity did not last. In 1944 Highbury Corner was destroyed by a V1 flying bomb which killed 26 people, injured 150 and badly damaged Union Chapel. This, coupled with a steady decline in the congregation led to years of neglect and decay. By the early 1980s the building was in a state of such disrepair that it was scheduled for demolition.

Thanks to the campaigning of local residents who went on to become the Friends of Union Chapel, the Chapel was saved and is now a Grade 1 listed building that welcomes thousands of visitors a year.

A bit about Union Chapel Project:

Union Chapel is an outstanding example of the reuse of an historic building, without damaging its function as a church.

In 1991, the church established a charity: Union Chapel Project, that is responsible for restoring and developing the building and opening the space up to a diverse group of people.

The charity undertakes:

Restoration:

Ongoing restoration of the internal and external fabric and of the building, with assistance from grant funding organisations.

Outreach:

Opening up our building to the local community and beyond. Regular music events, heritage tours and activities relating to our organ that was restored in 2013.

Venue:

A trading subsidiary running an independent, award-winning music, comedy and spoken word venue, with rooms for rehearsals, filming and photoshoots.

Homelessness Project:

A charitable subsidiary, The Margins Project provides vital support services to people facing homelessness, crisis and isolation in Islington.

2013/14 Overview: Restoration

Achievements

The restoration of the building is a long term and costly project. All profits from the trading subsidiary are transferred to the charity via Gift Aid, to be used as funds to restore the building either as match funding for grants or to 100% fund projects.

The main restoration project for the year was the soundproofing and restoration of over 50 windows at the rear of the building on Compton Avenue.

The windows have been stripped back to the wood, had thickened sound reducing panes replaced where required, re-puttied and painted. The restoration will reduce the disruption caused to Chapel activities by the building works at 85 Canonbury Road and was part funded by a Section 106 grant from Notting Hill Housing.

The final stages of the restoration of our Henry Willis organ were completed in the year, led by organ builders, Harrison and Harrison and generously part funded by Heritage Lottery Funding.

Elsewhere steady progress has been made with minor repairs and essential routine maintenance.

The year has been one of consolidation and preparation for an extensive programme of works planned for the next five years.

Plans for 2014/15

- Soundproofing and restoration of the windows on Compton Avenue will be completed
- A rolling programme to restore the pews has commenced
- Replacement of damaged rainwater goods
- Works associated with an internal office move
- Appointment of a master planner to plan the 10 - 15 year development of the building including a new entrance from Compton Terrace and new facilities for users
- Repair of the West Entrance Doors and the Belfry Roof

2013/14 Overview: Outreach

Achievements

Organ: With the completion of the restoration of the organ, the outreach team focused on re-launching the organ in the life of the Chapel and the wider community, that included:

- A launch week of events to showcase the diversity of the organ, attended by over 550 people
- Regular free evening recitals and coffee morning concerts
- Workshops for over 500 local school children
- A composition project with 30 students from Goldsmiths College and masterclasses with conservatoire students.
- A film and photographic exhibition to document the dismantling and restoration of the organ

Daylight Music: Our free Saturday lunchtime concert programme, promotes up and coming artists and continues to grow in popularity. It is run in conjunction with volunteers from Arctic Circle.

Membership Scheme: This has grown in popularity, with over 200 members. All profits are donated to restoration, outreach and The Margins Project to support their work.

Plans for 2014/15

- To continue the organ outreach programme funded by Heritage Lottery Fund
- To develop a long term outreach strategy for the organisation
- To maintain the free Saturday Daylight music concerts
- To further grow our membership scheme
- Promote the archive education project

2013/14 Overview: Venue + Room Hire

The charity's trading activities are run and managed by our trading subsidiary Union Chapel Directions Ltd.

It was a busy year with a return to the levels of activity seen prior to the part closure of the venue, during the organ restoration works. We hosted 168 events in the Chapel - mainly music concerts but also film screenings, comedy nights and spoken word.

Once more the Chapel has played host to a variety of Islington schools and community events. These types of events are an important part of Union Chapel's outreach and as such the space is offered for free or at discounted rates.

We invested in a new lighting system. This, together with the new PA system purchased in 2011, have significantly enhanced the live experience for visitors to the venue.

Our bar is open on the evenings that we host events in the Chapel and hosts smaller events including The Sunday Sessions, a bi monthly afternoon jazz/folk club.

Our rehearsal spaces continue to be very popular for theatre rehearsals, filming, castings meetings and photoshoots.

Plans for 2014/15

- Investment in a new sound system for the bar
- Investment in new tills for the bar and kiosk
- Further investment in lighting for the Chapel
- Redesign of the kiosk area including soundproofing

2013/14 Overview: The Margins Project

Achievements

After two years of financial growth, the project was financially stable and was able to implement new programmes and changes, which widened the impact we have on our service users. This year we continued our successful Sunday Drop-In, Cold Weather Night Shelter and workshops and were excited to launch a Kitchen Training Programme.

We launched a kitchen training programme that recruits trainees, who have been recently homeless or long time out of work and they undertake four months of supportive paid employment. The Training Programme continues to develop, with two training programmes running a year and 60% of trainees moving into paid employment.

Our Sunday Drop in is attended by up to 150 people per week and provides hot, nutritious meals, showers, laundry services, clothing and advice. Lack of weekend provision makes this service vital for homeless people as does our cold weather night shelter project. Coordinated by Caris Islington and in partnership with six other churches, we provide accommodation, food and support for 22 guests. Both these projects are run by a committed team of volunteers.

In July 2013, The Margins Project changed its legal status to become a charitable subsidiary of Union Chapel Project: a Community Incorporated Organisation (CIO).

Plans in 2014/15

- To evolve and consolidate the kitchen training programme
- To review the purpose and role of the Sunday Drop in service
- To maintain our art and framing workshops
- To expand the skill base of the board with new appointments
- To expand our Volunteer Development Scheme

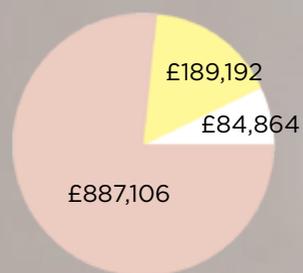
2013/14 Financial Analysis - Consolidated Analysis

Union Chapel Project's consolidated accounts include income for all parts of the organisation - the trading subsidiary: Union Chapel Directions Ltd, the charitable subsidiary: The Margins Project and the charity itself, Union Chapel Project.

	2013/14	2012/13
Total Incoming Resources	£1,161,177	£1,192,325
Total Resources Expended	<u>£906,777</u>	<u>£1,098,110</u>
Net incoming resources	£254,400	£94,215
Total funds brought forward	<u>£215,378</u>	<u>£121,163</u>
Total funds carried forward	<u><u>£469,778</u></u>	<u><u>£215,378</u></u>

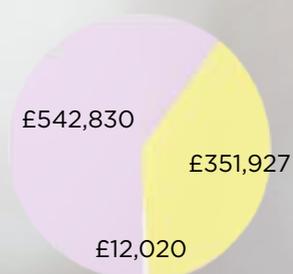
At 31 March 2014, the total funds of Union Chapel Project amounted to £469,778 (2012/13: £215,378) of which £71,016 (2012/13: £38,005) was restricted and £298,762 (2012/13: £177,373) was unrestricted.

2013/14 Consolidated Income £1,161,177



- Trading 76%
- Grants 16%
- Donations 7%

2013/14 Consolidated Expenditure £906,777



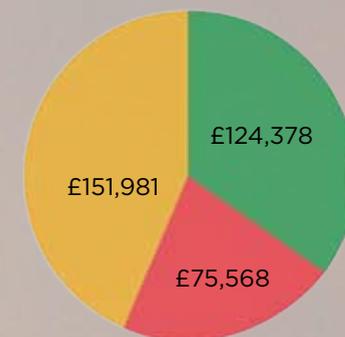
- Trading Costs 60%
- Charitable Activities 39%
- Governance Costs 1%

2013/14 Charitable Activity Expenditure £351,927

Margins 43%	£151,981
Training Cafe	£39,967
Sunday Drop in	£26,270
Fundraising	£13,739
Winter Nightshelter	£713
Overheads	£71,292

Restoration 35%	£124,378
Window Restoration	£55,853
Organ Restoration	£17,135
General Maintenance + Repairs	£22,344
Overheads	£29,046

Outreach and Membership 21%	£75,568
Organ outreach	£52,967
Daylight	£3,222
Membership	£2,781
Overheads	£16,598



- Margins Homelessness 43%
- Restoration 35%
- Outreach 21%

Our Thanks

We would like to thank the following organisations for their generous support both financially and in kind:

Albert Hunt Trust
Alexandra Trust
Allan Charitable Trust
Arctic Circle
Budgens Islington
Canonbury School
Debevoise & Plimpton LLP
English Heritage
Evening Standard Dispossessed Fund /
London Community Foundation
Friends of Union Chapel
Heritage Lottery Fund
Listed Places of Worship
LB Islington - Local Initiative Fund
Marsh Christian Trust
Mishcon de Reya
Mrs Smith & Mount Trust
MVM Charitable Trust
NottingHill Housing
The Pret Foundation Trust
Slaughter & May Charitable Trust
Trusthouse Charitable Foundation
Union Chapel Church
Waitrose Community Matters
Wragge & Co

Thank you also to all our individual donors who have given generously, to our neighbours, and finally, we would like to thank all of our volunteers for giving their time and energy, without which we would not be able to provide all the wonderful things that we do.

Other Organisations

Also operating within the Chapel, but outside the boundaries of the Union Chapel Project charity are:

Union Chapel Church

The church worships in the Congregational tradition and belongs to the Congregational Federation.

The minister and congregation are liberal, inclusive, non-hierarchical and non-conformist in their theology. The church celebrates diversity by welcoming all people no matter what their race, gender, sexuality or faith background might be.

The church gathers together every Sunday morning for 11 am worship and during the week for discussions.

Contact the minister:

church@unionchapel.org.uk

Friends of Union Chapel

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

The Friends, founded in 1982, are an independent, non-denominational charity (Charity no 288545). Church members, local residents and lovers of heritage and architecture work together to support the Chapel and fundraise for it.

The Friends hold monthly volunteer workdays, which provide vital maintenance to the Chapel's fabric, whilst an archive group helps to conserve the Chapel's unique archive and library.

Contact Friends of UC:

anthonyrichardson@arparchitects.co.uk

Come and Get Involved

Visit our venue to enjoy music, spoken word and comedy and our free Saturday Daylight music events.

Donate via Just Giving, a regular standing order, payroll giving or by dropping some money in one of our collection buckets. And don't forget to Gift Aid if you can.

Volunteer with the Margins Homelessness project, at our events, promoting the membership scheme or at Friends' work days.

Become a member and get a whole host of great benefits.

Hire our rehearsal spaces for pre-theatre and TV rehearsals, castings, workshops or meetings.

Come on a tour of our wonderful building to learn more about its history.

Join the church for Sunday worship, weekly bible study workshops and drop in activities on a Wednesday morning.

Become a Friend and help at regular conservation days.

To find out more, visit www.unionchapel.org.uk

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