

**UNION
CHAPEL**

**Union Chapel Project
Annual Review 2017/18**

Union Chapel Project

Union Chapel Project (UCP) was established in 1991 and is an independent secular charity operating within the chapel building. The charity's dual purpose is to repair the building and open it up to arts, community and heritage activities.

UCP's key activities for 2017-2018:

Conservation and Repair:

The Chapel and its significant ancillary buildings are in urgent need of repairs. Every year UCP commits between £100,000 and £300,000 towards maintaining and repairing the building which allows it to stay open.

Community Engagement:

There is an ever evolving programme of affordable and free events which open up the building on a regular basis. These events encourage audiences to get to know the Chapel and its heritage more deeply. They also provide access to music, other community members and history tours that complement the main programme of gigs.

Homelessness Project:

The Margins Project provides vital support services to people facing homelessness, crisis and isolation. The organisation lives and operates within the Chapel and is a charitable subsidiary of UCP. They also provide the wonderful food served at events.

Venue and Fundraising:

Union Chapel is an independent, award-winning music, comedy and spoken word venue, with rooms for hire and a licenced bar. All the proceeds raised go directly towards supporting the upkeep of this magnificent building. There is a Membership scheme and fundraising to further support this work.



Our Vision

One of the most important strategic decisions which emerged from 2017-2018 was a new vision and refreshed directive from the Board of Trustees. Union Chapel is at an exciting new stage in its journey where it is evolving to develop underused spaces and work more closely with the local community. This evolution has led us to our new vision and aims as outlined below. They bring Union Chapel Project, The Margins Project and Union Chapel Church closer together and open up many more opportunities for partnerships and community participation.

Vision

Inspiring Space – Inspiring Lives

To be an inspirational home for the arts, culture and community

Aims

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

We hope this wider remit will help us grow new audiences, run exciting event programmes, repair and open up more of our wonderful building and to develop long term relationships with those who live around us.



Conservation & Repair Works

The conservation and repair of Union Chapel is vital to allow the continuation and growth of activities here. Our masterplan puts the estimate at £16 million worth of necessary works - it is an enormous task.

2017/18 Achievements

A busy year which saw the completion and the start of major projects. The work has been funded by earned income, grants and donations.

Vestry block repairs and refurbishment: Originally built as a caretaker's flat this block had been neglected in earlier repair works. The whole roof was replaced and extensive sections of brickwork repaired. Rooms were reconfigured to make the spaces more practical, this included the addition of a kitchen and toilet. A heating system was installed and electrics were replaced throughout. The works cost a total of £280,000, with the roof works partly funded by a £62,000 grant from the 'Listed Places of Worship (LPOW) Roof Grant Scheme'.

Clock conservation & repairs: Works to our clock became urgent after a survey found significant structural issues. The clock, which had also been out of action for over a decade was fully repaired and made safe. Works were completed in December 2017 at a cost of £40,000 and were fully funded through public donations, money from Union Chapel Membership and grants from Congregational and General Charitable Trust, Heritage of London Trust and The Drapers's Company.

Sunday School Hall: The next major works have been identified as the Sunday School Hall due to the increasingly poor state of the original roof. After tiles started falling off, guards were put in place to limit risk to the public and plans were drawn up for full repairs to the hall. The works will cost in the region of £1,300,000 and we hope to undertake them in 2019-21 subject to raising the necessary funds.



Future Plans

- **To continue rolling repairs to the pews and floors in the Chapel**
- **To replace the platform lift to the Upper Hall**
- **To carry out analysis of the original paint work in the ancillary spaces**

"I love the place like it's a rather impressive extension to my home!"
A gig goer

The Margins Project

The Margins Project is dedicated to working with people facing homelessness and crisis. It is a charitable subsidiary of Union Chapel Project and our way of opening up Union Chapel to some of the most isolated people in our community.

2017/18 Achievements

Crisis Services: Margins runs two weekly drop-ins throughout the year and a cold weather night shelter between January and March (as part of the CARIS Islington Winter Shelter Network). Last year at the drop-ins we partnered with Islington People's Rights who specialise in benefits and debt advice. Our team of dedicated staff and volunteers work closely with individuals and offer food, showers, laundry facilities, advice on housing and benefits and other associated issues. 148 people attended the drop-ins last year and we welcomed 60 winter shelter guests with many repeat visits.

Supported Employment Programme: This four month programme provides an opportunity for those with experience of homelessness and long term unemployment get back into work. In 2017/18 we increased to offer 12 trainees roles, with 10 places as kitchen assistants and two new roles of kitchen porter and office trainee. All trainees are paid the national living wage and we guarantee a minimum of 15 hours a week in order to minimise benefits disruption. On completion of the four month programme we help trainees move into paid work or further training. Out of last year's 12 trainees, eight were placed into work and two into voluntary roles.

Support Groups: Drop-ins clients and supported employment programme trainees can access additional small group and individual support. Last year we offered English tuition, therapy, numeracy, a job club, art and framing.



Future Plans

- **Complete and communicate our 3-5 year strategy for the development of Margins**
- **Introduce Barista training on our supported employment programme**
- **Further expand the training programmes to 14 trainee roles**
- **Produce a Margins Recipe Book**

"Before the programme, I was ready to give up. Being here made me stronger. Now I'm focused. I want to make something of my life. I'm so happy I'm working and earning."
Margins Café Trainee

Community Engagement

Opening up Union Chapel is one of our key charitable aims. We organised 42 free or affordable, innovative events to broaden our community engagement and to take advantage of times when the chapel is quiet.

2017/18 Achievements

Organ Outreach: The second year of Organ *Reframed* took place in October 2017 and saw a 60% increase in numbers. It made a significant contribution to new music for the organ with 9 commissions. There was international interest with performances in Amsterdam and Moscow. Throughout the year we also presented free, monthly recitals and organ workshops for 90 primary school children.

Daylight Music: Our popular series of Saturday lunchtime gigs continued with 30 eclectic concerts. In autumn 2017 entry to Daylight Music became pay-what-you-can, offering greater flexibility for our customers.

Anniversary year: 2017 we celebrated 140 years of our building and 25 years of our venue across the year. In June we held a Victorian themed fete with many free activities. For Open House London in September we removed the stage from the Chapel to reveal the beautiful original mosaic floor. We also held a very special sold out anniversary concert. We are extremely grateful to all the artists, staff and volunteers who helped make it such a great night. In November Daylight Music had an anniversary edition and our celebrations came to an end in December with the turning on of our freshly repaired clock and new tower lighting.

World War One Project: A £10,000 Heritage Lottery Fund Grant allowed us to run a project exploring masculinity and war in partnership with Union Chapel Church, from Nov 2016 to Nov 2017. After 15 workshop sessions this culminated with an audio-visual art installation in the chapel on Remembrance Sunday 2017 and a film screening in the bar of 'The Work' a film about rehabilitating male prisoners.



Future Plans

- **To become part of Open House Families.**
- **To extend the Winter Warmers programme of events with daytime cinema aimed at young families.**
- **To plan activities for the Sunday School Hall that allow it to become a space for community use.**

“Amazing night. A piece written especially for the Union Chapel by a band whose heart resides there I’m pretty sure.”

Gig goer at Organ Reframed: Low

Fundraising - The Venue

Our award winning venue is an important source of income for us. We have a widely respected programme of music events, peppered with comedy, film and spoken word. We operate a busy bar and also rent spaces for rehearsals, filming and photoshoots. This income is vital to the upkeep of the building and keeping it open to the public.

2017/18 Achievements

The Venue: The Chapel itself is a thriving venue hired by a range of promoters for all kinds of gigs and events. In 2017/18 we held 224 events including 182 hires.

Commercial hires: Highlights included Bonnie Prince Billy, Gretchen Peters and London Community Gospel Choir plus many returning artists including Mavis Staples and Penguin Café. The likes of Daniel Kitson and Aisling Bea brought us laughs and there were stunning underwater scenes from The Ocean Film Festival. We also welcomed Letters Live for a series of very special spoken word events.

Community hires: We continue our commitment to our community by offering a discounted rate for charities, Islington schools and community groups. Highlights this year include Highbury Opera Theatre’s Fever Pitch which attracted record numbers and a Christmas fundraiser for Mind featuring George Ezra.

Daytime hire: In addition to our well known venue with its public events we have an established daytime hire business and this year we continued to be one of London’s most popular rehearsal facilities for theatre companies from across the UK.

Bar & Kiosk: We were excited to introduce our first beer, 1877, Union Chapel Pale Ale, brewed by Crafty Brewing Company. The name was chosen by public vote to commemorate the date the chapel was built.

Awards: We were named most loved venue in the local area as part of Time Out’s Love London Awards.



Future Plans

- **Launch a new in house online box office system**
- **Improve sound in the balcony of the Chapel**
- **Improve the lighting for the Bar**
- **Appoint a PR company to support the promotion of Union Chapel Events**
- **Appoint a new Programme and Venue Manager to help shape our line-up of events**

“Such beautiful songs and harmonies in a setting that did them justice.”

Gig goer at The Impressions

Other Fundraising

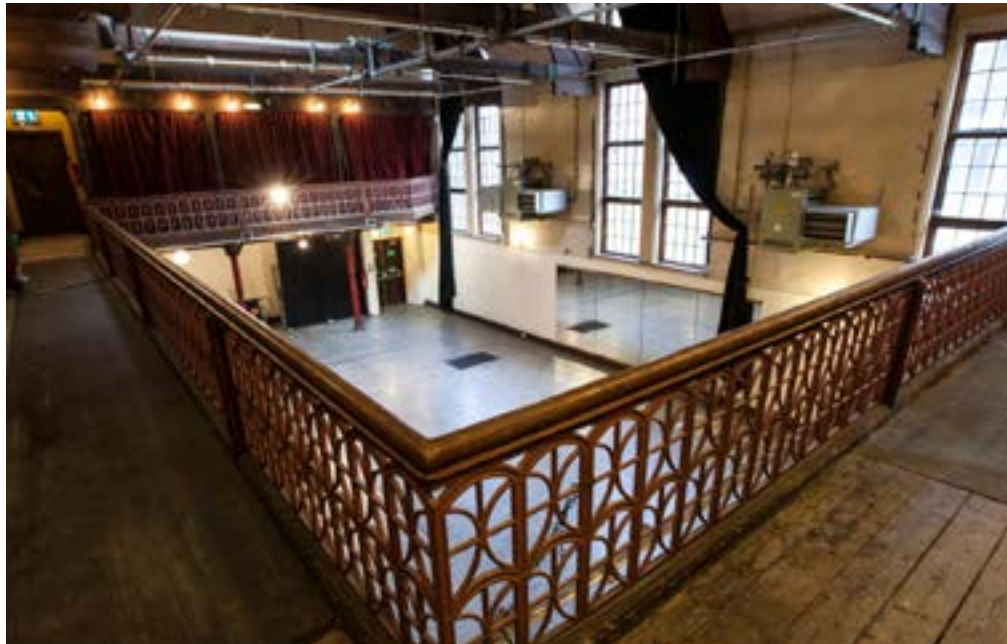
In April 2017 we appointed a Fundraising and Development Manager to lead the development of a 10 year fundraising strategy to deliver our masterplan. This masterplan has identified £16 million worth of repair works necessary to sustain and develop activities at Union Chapel over the next decade.

2017/18 Achievements

Fundraising Strategy: This was developed as a phased approach to the masterplan. The Sunday School Hall, a large and underused space to the rear of the Chapel, was identified as the first phase works, due to the fragile state of the roof and the new strategic direction of the board.

Development of online giving: Donations and Memberships can now be made and purchased directly through us, online or over the phone, instead of using third parties which allows for better management, reduced fees and a more personal touch.

Membership Scheme: Our membership scheme generated over £15,000 which was split between the care and development of the building and The Margins Project.



Future Plans

- **To launch our fundraising campaign for Sunday Schools Stories**
- **To develop Union Chapel Membership and introduce new types of membership**

2017/18 Financial analysis - consolidated

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.

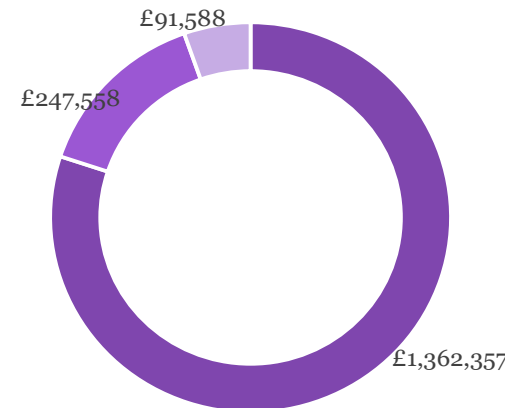
Union Chapel Project Statement of Financial Activity

	2017/18	2016/17
Total Income Resources	£1,701,916	£1,550,098
Total Resources Expended	£1,802,673	£1,285,747
Net incoming resources	- £100,757	£264,351
Total funds brought forward	£839,998	£575,647
Total funds carried forward	£739,241	£839,998

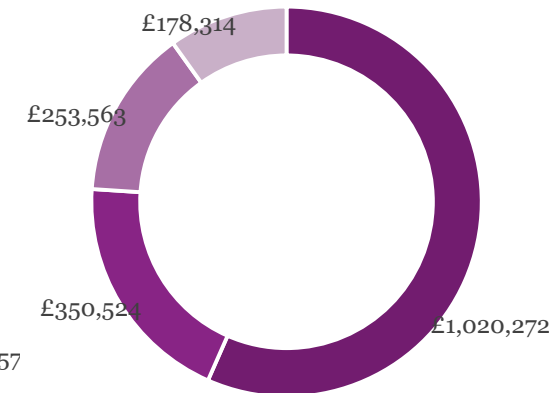
At 31 March 2018, the total funds of Union Chapel Project amounted to £739,241 (2017: £839,998) of which £183,225 was restricted (2017: £211,577), £250,000 was designated (2017: £375,000) and £306,016 unrestricted (2017: £253,421). Of the unrestricted funds free reserves of £175,000 are held equivalent to 12 weeks general fund and £80,076 is held as tangible fixed assets.

2017/18 Consolidated Income **£1,550,098**

2017/18 Consolidated Expenditure **£1,701,916**



- Trading Activity 80%
- Charitable Activity 15%
- Donations 5%



- Raising Funds 57%
- Conservation & Repairs 19%
- Margins Project 14%
- Community Engagement 10%

Our Thanks

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

Trusts and Foundations

The 29th May Charitable Trust
The Albert Hunt Trust
The Allan Charitable Trust
Andrew Lane Fund and the London
Community Foundation
Arts Council England
Cloudesley
Congregational and General Charitable
Trust
The Draper's Company
Heritage of London Trust
The Hobson Charitable Trust
Listed Places of Worship
The London Housing Foundation
Marsh Christian Trust
Pret Foundation Trust
PRS Foundation
The Slaughter & May Charitable Trust
Streetsmart

Corporate and Community Partners

Belle Epoque
Budgens
Canonbury School
Foundation of International Education
Friends of Union Chapel
LB Islington - Local Initiative Fund
Mishcon de Reya
Quakers
Union Chapel
Waitrose Community Matters

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

Union Chapel is also home to:

Union Chapel Church

An open community exploring and revitalising the faith in challenging times. Union Chapel Church is the modern face of an independent, socially progressive Christian tradition. With a long history of service in Islington, our members continue to meet each Sunday. The congregation is committed to supporting all the activities in the Chapel, building community and encouraging social justice.

church@unionchapel.org.uk

Friends of Union Chapel

The Friends of Union Chapel help to conserve and repair 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). 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 collection and library.

friends@unionchapel.org.uk

These two organisations are separate to UCP but we all work closely together. More information about all of us can be found on our website www.unionchapel.org.uk



Union Chapel

Inspiring Space - Inspiring Lives

Union Chapel is an architectural treasure that's home to a working church, an award winning venue, a unique organ and The Margins Project for those homeless and in crisis in London.

Visit

Culture Café - Open Wednesdays 11am to 2pm, with free arts activities and regular live music.

Daylight Music - Union Chapel's never ending music festival. Saturday lunchtimes throughout the year – 12noon to 2pm, pay-what-you-can

Union Chapel Church - An open community exploring and revitalising the faith in challenging times, Sunday Service 11am

Gigs & events - Music, film, comedy, spoken word and events of all kinds!

Get Involved

Donate - Money, time, mugs! Whatever you can give is always appreciated

Volunteer - With The Margins Project, at gigs & events, at Daylight Music or at Friends' work days

Become a member - Get a whole host of great benefits and support our work

Join Union Chapel Singers - Our friendly choir meets Mondays

Get social - Join our mailing list, find us on Facebook, Twitter & Instagram @UnionChapelUK

Amazing space for hire

We specialise in hiring spaces for concerts, rehearsals, workshops, filming & photoshoots - spacehire@unionchapel.org.uk

www.unionchapel.org.uk

Union Chapel
Compton Terrace
London
N1 2UN

020 7226 1686
events@unionchapel.org.uk

Union Chapel Project. Company No 2583801 and Charity No. 1010166
Trading Subsidiary: Union Chapel Directions Limited. Company No. 03047257.
Charitable Subsidiary: The Margins Project. Charity No. 1153070