

**Charity number: 285125**  
**Company number: 01615990**  
**(England and Wales)**

**Chisenhale Art Place Ltd**  
**Report of the Trustees and Unaudited Financial Statements**  
**For the year ended 31 March 2023**

**Chisenhale Art Place Ltd**  
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**Chisenhale Art Place Ltd**  
**Report of the Trustees**  
**For the year ended 31 March 2023**

The Trustees, who are also directors for the purposes of company law, have pleasure in presenting their report and the financial statements for the charitable company for the year ended 31 March 2023. The Trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and the Republic of Ireland (FRS 102) (effective 1 January 2019).

CHISENHALE ART PLACE LIMITED

REPORT AND FINANCIAL STATEMENTS

YEAR ENDED 31ST MARCH 2023

COMPANY REGISTRATION NUMBER: 1615990

CHARITY REGISTRATION NUMBER 285125

#### LEGAL AND ADMINISTRATIVE INFORMATION

##### DIRECTORS & TRUSTEES:

L Kennedy

S Harding

M Calderwood (resigned Dec 2022)

E Chell (resigned Dec 2022)

I Hancock

S Musgrove (appointed Dec 2022)

M Regan

J Baines

K Hardy

N Onuba

C Demoisy

COMPANY SECRETARY: A Davidson

REGISTERED OFFICE: 64-84 Chisenhale Road London E3 5QZ

REGISTERED INDEPENDENT EXAMINERS: CounterCulture LLP

BANKERS Unity Trust Bank plc, Nine Brindleyplace Birmingham B1 2HB

CHARITY REGISTRATION NUMBER: 285125

COMPANY REGISTRATION NUMBER: 1615990

## **CHISENHALE ART PLACE LIMITED**

### **DIRECTORS' AND TRUSTEES' REPORT**

The directors/trustees present their report and the financial statements for the year ended 31st March 2023. The information on page 1 forms part of this report.

### **DIRECTORS' RESPONSIBILITIES**

Company Law which is also applicable to charitable companies in England and Wales requires the directors, who are also trustees of the Company, to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Company and of the results of the Company for that year.

In preparing those financial statements, the directors/trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The directors/trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In accordance with company law, as the Company's directors we certify that:

- so far as we are aware there is no relevant financial information of which the Company's Independent Examiner is unaware;
- as the directors of the Company we have taken all the steps that we ought to have taken in order to make ourselves aware of any relevant audit information and to establish that the Company's Independent Examiner is aware of that information.

### **1. OBJECTS FOR THE CHARITY**

The objects for which the Company is registered are to promote, maintain, improve and advance education for the benefit of the public, particularly by the encouragement of the Arts including the arts of painting, drawing, sculpture, photography, design, architecture, printmaking, film, music, singing, poetry, literature, lithography, ballet, dance and drama.

### **2. STRUCTURE, GOVERNANCE AND MANAGEMENT**

#### **Governance and Organisation:**

The Trustees, who are also the directors for the purposes of company law, who served during the year were:

L Kennedy  
S Harding  
M Calderwood (resigned Dec 2022)  
E Chell (resigned Dec 2022)  
M Regan

S Musgrove (appointed Dec 2022)  
J Baines  
K Hardy  
N Onuba  
C Demoisy  
I Hancock

The company is called Chisenhale Art Place and is governed by its Memorandum and Articles of Association dated 22 February 1982. The company is limited by guarantee and has no share capital. The guarantees of individual members are limited to £1. The company is a registered charity (285125).

A Board of Directors is responsible for the Charitable Company's overall management and control. During 2022-23, the Company employed two staff on a part-time basis. Day-to-day running of the Company and operational matters including finance, employment and policy implementation are undertaken by a Board appointed Executive Director, who works 28 hours per week. The public programme is delivered by a Public Engagement Co-ordinator who works 12 hours per week and an Artists' Development Co-ordinator who works eight hours per week. The Artist Development Co-ordinator post was delivered by an interim person appointed on a freelance basis to project manage related funded projects. The Public Engagement Co-ordinator left the organisation at the end of March 2023. A full review of the staffing structure is currently being undertaken to best meet the aims and objectives of the organisation.

In line with HM Revenue & Customs guidelines, all regular staff are employed on a PAYE basis and the Executive Director prepares the monthly payroll.

Members of Chisenhale Art Place (CAP) include Chisenhale Dance Space, Chisenhale Gallery and 38 studio artists. Chisenhale Dance Space and Chisenhale Gallery are independently managed member organisations with their own elected Board of Directors. Chisenhale Gallery is a registered charity (1026175) and registered company (02851794). Chisenhale Dance Space is a registered charity (288149) and registered company (1740641). The Studios are directly managed by Chisenhale Art Place, and its artist members contribute to the running of the studios through an annually elected Artist Advisory Committee.

### **Recruitment and Appointment of new Trustees**

The Chisenhale Art Place Board of Directors meet a minimum of four times a year and trustees are actively involved between meetings. All new trustees are identified and subsequently nominated by Members, which includes existing trustees, and voted in at the Annual General Meeting. The Board of Directors is entitled to appoint further trustees after discussion at Board meetings and in accordance with the Memorandum and Articles of Association.

One third of Trustees stand-down each year in rotation at the Annual General Meeting and are eligible for re-election unless it is decided that a vacant post will not be filled, or if the trustee has exceeded a tenure of nine years.

### **Trustees Induction and Training**

All potential new trustees are asked to submit a profile of the skills and experience they bring to the Board. They meet with at least two members of the Board before attending at least one board meeting as observers, before being appointed. They are also given the most recent Annual Report and Accounts, other information relevant to the Company, and provided with information about the responsibilities of being a trustee. No formal training is undertaken at that point, but trustees may be expected to take part in training that relates organisational development and growth.

All trustees must agree and sign a Trustee Code of Conduct and sign an annual Declaration of Interests.

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

CAP is mindful of diversity and inclusion to create more balanced decision making as per our Diversity & Inclusion Policy and is currently working to diversify the Board, increasing the charity's legitimacy and impact.

### **Related Parties**

The Company has no subsidiaries. The company has a working relationship with London Borough of Tower Hamlets, from whom the Company leases its premises. The Company also has a close working relationship with its two member organisations which are separately constituted: Chisenhale Dance Space and Chisenhale Gallery. Following the first stage of a governance review, each member organisation may appoint either a trustee or a senior member of staff to join the Chisenhale Art Place Board of Trustees. During 2022-23, the two organisations preferred to have their senior staff members attend Board meetings in a less formal capacity. Emma Starkings, Deputy Director Chisenhale Gallery and Reece McMahon, Director Chisenhale Dance Space, attend part one of the Board meetings along with Henrietta Armstrong, Chair of the Chisenhale Studios Artists Advisory Committee. Part two of the Board meetings are for Trustees only.

## **3. PRINCIPAL ACTIVITY AND MEMBERSHIP**

The principal activity of CAP is the provision of affordable workspace for the making, rehearsing, experimenting, and presenting of contemporary art and dance. The occupiers of the workspaces are all members of Chisenhale Art Place. The two member organisations; Chisenhale Gallery and Chisenhale Dance Space, are long established members who hold sub-leases with CAP and are themselves registered charitable companies. The 38 Studio members, seven of whom are original founding artists, hold licence agreements which govern their participation as members. The agreements also serve to provide long term security to artists, in a sector that all too often provides little assurance of longevity.

As individual artist members' practice and needs evolve, some studios become vacant on average twice a year. Any upcoming vacancies are advertised on a dedicated mailing list of artists seeking a studio with us, which is regularly promoted and always open for new subscribers. Priority is

given to applicants struggling to afford a dedicated daily studio practice and who are willing to actively participate in our organisation and contribute to our public benefit. To increase the diversity of studio members, we encourage applications from artists with protected characteristics or from backgrounds currently underrepresented within the sector and affordable studios network.

Applications received are reviewed by a selection committee comprising the Executive Director and a rotation of representatives of the Artist Advisory Committee, before shortlisted artists are invited to interview. We aim to create a fair system for accessing our studios and to provide a vibrancy in artistic activity by members at all stages of their careers. This process is currently being reviewed as a part of the development of the CAP Equity, Diversity and Inclusion Policy. Several studios are also made available on a more temporary and cost-free basis, through Residencies which enhances diversity of artistic exchange and create more opportunities for public engagement with artistic processes.

### **Public Benefit**

The other key activity of CAP is the provision of programmes for public engagement, learning and artistic development. When artists take on a Chisenhale studio, they not only agree to contribute to the running of the collective Studios but also to contribute to the programme of arts activities delivered in and out of the building with community, educational and other art partners.

Classes, workshops and open studio sharing events promote wider enjoyment and understanding of artistic processes and the benefit of using creativity for wellbeing. Participants in classes and workshops are largely from our local community, but everyone is welcome.

We also run activities to help artists develop their practice and careers. These take the form of short residencies and year-long programmes such as our flagship Into the Wild course. The course increasingly attracts very diverse participants and each year the programme grows and evolves.

All activities delivered directly by Chisenhale Art Place are offered at no cost to participants. Artists also run their own courses, which are fee paying, but kept affordable by the free use of our accessible ground floor Education Studio.

Specifically, Chisenhale Art Place supports its aims by:

- Continuing to secure the long-term sustainability of 64-84 Chisenhale Road, as an affordable workspace for the making, rehearsing, experimenting, and presenting of contemporary art and dance and an open and accessible place for art at the heart of the local community.
- Providing 38 affordable, secure and flexible workspaces for over 38 visual artist members.
- Providing at least one dedicated studio space for residencies and public sharing events.
- Providing one dedicated, accessible education room for the wider public programme.
- Providing affordable, secure and flexible space for an independent charitable gallery, Chisenhale Gallery.
- Providing affordable, secure and flexible space for an independent artist-led charitable dance organisation, Chisenhale Dance Space.



- Offering a range of accessible, diverse activities for the public and community partners to participate and learn about art and to understand the benefit of creativity to wellbeing.
- Offering professional development and support to artists, curators and other arts/education organisations.
- Offering opportunities for students and volunteers to gain organisational and arts education experience as well as an understanding of studio practice.

The trustees confirm that they have referred to the guidance contained in the Charity Commissions general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities.

#### **4. ACTIVITIES AND ACHIEVEMENTS DURING 2022-23**

##### **Public Programme**

Collaborative working across Chisenhale Art Place has become a regular feature on our annual calendar, with planning and delivery of *Summer of Art* taking place throughout the year. During 2022-23, this was a three-phase programme between the three organisations, financially supported through a joint application to Action for Bow. Plans for a third year of the programme are underway for delivery in July through September 2023. Activities are largely focused on family friendly creative activities for people living in Tower Hamlets, but everyone is welcome.

The public programme also offers smaller, one-off activities with partners in our local community as detailed below.

A mainstay in our public programme is *Into the Wild*, an alternative arts education programme offering a year of mentoring, opportunity and practical advice for early career artists facing multiple barriers. The impact of the pandemic continues to be felt by artists at this stage of career development, who have been held back during their crucial first years out of art school. As such, the programme grows and evolves each year and during 2022-23 it attracted a greater diversity of artists seeking to create their own art world with criticality, care and collaboration. The programme was financially supported by Arts Council England with additional funding by Chisenhale Studio Artists who contribute to charitable activity through an Education Levy.

Also, for Artists' career development, a three-strand residency programme with local partners was planned during the year. Due to lack of available resources this was put on hold but plans to secure funding will continue.

In more detail, the public programme activities in 2022/23 included:

- The *Chisenhale Summer of Art* took place July - August 2022. The first phase of the programme was for activities delivered with new local partners or groups. For Chisenhale Studios that was the Social Care group at Bromley by Bow Centre, with collage artist Holly-Anne Buck delivering weekly sessions to create and decorate personalised 'happy place' boxes. The second phase happened 23<sup>rd</sup> July to 5<sup>th</sup> August in Chisenhale Primary's Learn+Play+Create space with each of the three Chisenhale organisations delivering a programme of free public art workshops. For the Studios, Henrietta Armstrong's activities

turned empty plastic water bottles into new useful objects. And Charlotte Mew put on a special evening session for adults to unwind and get creative after work. The Summer of Art culminated in a day long outdoor family focused festival on 6<sup>th</sup> August 2022 which attracted over 250 local residents.

- *Into the Wild* 2021-2022 continued to run until July 2022, facilitated by Sophie Chapman. The first taught phase of the programme was reported in our 2021-22 annual report and from April the group held two public events. The first was *Wild Solstice* with partner Grow Hackney, who hosted a free open evening featuring installations, performances, prints, zines and workshops to co-incide with the Summer Solstice.

The artists also organised a group end-of-year exhibition at Chisenhale Art Place, taking place 14-17 July 2022. *All that you touch, you change* celebrated and shared the artists participation and learning through a range of artworks reflecting their breadth of practice and individual diversity - participants that year were majority LGBTQ+, with over half from Global Majority ethnicities, and over half identifying as disabled/having chronic illness or being neurodiverse.

- The 2022-23 year of *Into the Wild* began in October 2022. It has been our most ambitious year yet with a significant increase in project funding from Arts Council England. This included nearly 25% of the funding going towards access support that enabled personalised help for participants and invited speakers who are neurodiverse, live with chronic health conditions or disabilities or have learning difficulties. The impact of this cannot be understated as it enabled a greater number of artists to more fully participate or contribute to the programme teaching. It also increased our organisation learning and understanding of the nuances of accessible provision.

Participants in 2022-23 were: Aisling Gallagher, Alistair Ayres, Amrit Sanghera, Ciara Otuokere, Elias Grybe, George Rosa Murphy, Jack Rooney, Lily Lavorato, Maddie Exton and Puer Deorum. Lizzie Farrell was the Artist Support Worker. Sophie Chapman devised and facilitated the programme.

We also ran free online talks on the last Wednesday evening of each month starting January 2023. These were open to all current year applicants to hear from a range of topics from invited artists and curators. Each session was recorded and posted to the Into the Wild YouTube channel for anyone wishing to view at a later date.

More ITW events and a digital residency will take place April – September 2023.

- In partnership with the Bromley by Bow Centre, artists Sam Hodge and Diana Taylor delivered two employment focused arts activities. Each gave a talk about their career paths, followed by hands-on creative sessions offering new and unusual techniques that delighted the participants.
- In partnership with Goldsmiths Curating MFA, six individual and group student curators were selected to deliver projects in our education room during September/October 2022. Each received logistical advice and support from CAP and curatorial advice from teaching staff. The six projects were:
  - 1) Fran Painter-Fleming: *Portals* – a walk & three workshops exploring the dynamic between speculative fiction, fine art and ecology.

- 2) Tamara Admoni & Irene Thiella: *Weaving Roots* - healing and planting workshops with the local Cranbrooke Community Gardens.
  - 3) Renee Xinying Zhong: *Not to be a singular being* - group exhibition and performances.
  - 4) Rabbithole Collective: *Play/Pause* – a contemporary art arcade.
  - 5) Clara Rodorigo & Jael Arizi: *In Lucid Dreams We Dance* - screening of a film exploring rave culture.
  - 6) Ankita Mukherji: *Reconnec* – a three screen projection exploring dance hall culture.
- After a necessary pause during the COVID pandemic, Open Studios returned on the weekend of 20-22 May 2022, welcoming 705 enthusiastic visitors. On a more recent survey of 300 people attending our Open Studios, over 67 % said they live in Tower Hamlets postcodes or those that share a border with neighbouring boroughs.

In addition to all 40 studios being open throughout the weekend, many artists offered free and unique activities in their studios. These included:

- 1) Nadine Mahoney: Make Your Own Watercolour Paint.
  - 2) Kate Hardy: Wish You Were Here: Collage postcard making with Haiku writing.
  - 3) Edwin Mingard: Portraits using medium format film cameras.
  - 4) Joy Girvin: Create and Let Go – making temporary artworks on a ‘Buddha Board’ digital canvas.
  - 5) Richard Layzell: Hand Jiving to the music of Miguel Migs.
- Artists classes: Artists at Chisenhale Studios frequently run their own classes in the accessible ground floor education room. Nadine Mahoney ran regular creative fused glass workshops and Kate Hardy continued her Wednesday evening painting course. These are all the artists own courses, who charge a small fee for their time and materials.
  - Artists Henrietta Armstrong and Kirsty Harris run regular ‘crits’ for people to meet artists talking about their work. In 2022-23 the invited artists were Diana Taylor and Foster Grant.
  - And of course, all the artists in Chisenhale Studios were busy making and exhibiting work with renewed vigour, after the pandemic years when their shows were cancelled or postponed, and artists were unable to spend time in their studios to make any new work. During 2022-23, based on responses from 85% of our artists, their combined audiences for exhibitions were estimated to be over 447,000 globally. This in-person attendance number reflects the public’s desire to get out there and see things again, but with further audiences of 44,231 tuning in to live broadcasts from our artists, it’s clear there is also a demand digital content.
  - Our artists also teach at adult learning centres and higher education institutes, give classes at other arts organisations and deliver a range of workshops for all ages including many school groups. In 2022-23, over 3,700 children and adults benefited from the artists who develop their own skills and practice in the affordable studios at Chisenhale Art Place.

## **Organisational Development**

In addition to the public benefit that runs throughout the public programme, the Trustees, Members and staff regularly identify and review additional areas for strengthening the organisation.

During the financial year of 2022-23, a focus was on strengthening collaborative working between Chisenhale Studios, Chisenhale Gallery and Chisenhale Dance Space. The Summer of Art programme is a great example of the impact we can collectively make through shared fundraising and delivery of programmes of activity in our local area of Bow, Tower Hamlets.

To further strengthen how we work together, a new group was formed of the Chairs of Boards and Executive Directors of each of our organisations. This group will regularly meet to update and progress matters that impact on all at Chisenhale Art Place, such as governance and the future of the building.

A review of internal policies took place during the year, ensuring CAP's working practices are up to date and reflect current legislation. The existing Equal Opportunities policy is undergoing the most extensive revision, to embrace Equality, Diversity and Inclusion as it applies to Trustees, Staff, Members and Public Activities. This will be completed in 2023-24. A new risk register was devised, identifying the risks to the organisation, the severity of each and the measures in place or actions required to mitigate the risk. Those presenting the biggest area of concern are included later in this report.

An external Human Resources company was appointed to provide expertise and guidance on HR matters, ensuring job descriptions, employment contracts and policies meet current legislation and follow best practice. The creation of a detailed Staff Handbook provides clear guidance to employees of our working policies and practices.

## **Potential Redevelopment of Brewery Site**

Chisenhale Dance Space occupies the entire top floor in the premises adjacent to the Main Building. The remainder of that site was initially occupied by a brewery, which closed in the 1980's and has been unoccupied since that time. The Landlord (London Borough of Tower Hamlets) has not been proactive in its redevelopment and the site has become very derelict. In view of the terms of our Lease, development of the site cannot proceed without the agreement of CAP.

We view development as an important opportunity for all the organisations and for the community. In December 2021, the landlord offered the portion of the site we do not occupy as a potential 'meanwhile' space. CAP was not given advance notice of this happening. Subsequently we were approached by Creative Land Trust, an organisation established to secure long term, affordable space for creatives, to explore if a partnership might meet with greater long-term success. Members agreed to pursue this option and an application was submitted to the Council.

We continue to await the results and are committed to collaboratively working with the Council to develop a viable, creative, communal future for the full site (including the derelict/meanwhile

space) and are open to exploring a range of options for ownership, governance and management to make this possible.

#### **Securing the long-term sustainability of 64-84 Chisenhale Road:**

The current lease held by CAP began in December 2006 and expires in December 2031. This twenty-five year lease with landlord London Borough of Tower Hamlets runs consecutively to the initial twenty-five year lease of December 1981.

When CAP first took on the derelict former factory, it was a shell of a building. The first members created the internal structures of the art spaces as they are today, fitting out the internal areas and making the exterior wind and watertight. CAP continues to maintain the building, but it is aging and has received no structural investment by building owners. The existing envelope requires upgrading, with roofs and single-glazed windows replaced. The building also needs to be fully accessible to provide for people of all abilities.

CAP wish to develop a vision for the future of the 64-84 Chisenhale Road which allows it to remain as long-term, sustainable, and affordable workspaces for the making, rehearsing, experimenting, and presenting of contemporary art and dance and an open and accessible place for art at the heart of the local community. To support this progression, the Greater London Authority provided £15k for a feasibility study to be conducted by an external architectural firm. Following a tender process in partnership with Creative Land Trust, Studio Multi was appointed to conduct this work, which was completed in July 2022. The study included a proposal for development of the existing building to improve its usability and environmental performance. It also explored how the derelict parts of the full site could be returned to beneficial use for artistic, community and educational purposes.

#### **Rent Review**

As per the lease arrangements, a rent review is conducted every five years. In preparation for the December 2021 review, a site visit with both party's surveyors was conducted in November 2021. CAP had been regularly liaising with the landlord via external Surveyors DWD to conclude the rent review but due to changes in LBTH's surveyors, it took time to finalise. We are delighted this ended favourably in December 2022, with the landlord agreeing to a zero percent increase for the five-year period to December 2026. A three-month rent waiver requested by CAP during the COVID pandemic was also awarded. We are grateful to LBTH for their support.

#### **CHISENHALE GALLERY**

In 2022-23, Chisenhale Gallery produced the following commissions:

Chisenhale Gallery's Commissions Programme for 2022 comprised new exhibitions by artists Rachel Jones, Nikita Gale and Ayo Akingbade. Chisenhale Gallery also presented a new event-based commission by young artists from The Coborn Centre for Adolescent Mental Health, Newham, and their staff, with the vacuum cleaner (James Leadbitter) made in collaboration with Caroline Moore. With research and production taking place in Lagos, London and Los Angeles, the

artists in the 2022 Commissions Programme worked across painting, performance, sound and film to address themes of home, self-knowledge and collaboration.

**Rachel Jones**

**12 March-11 June, 2022**

*say cheeeese* by Rachel Jones was the artist's first solo exhibition in an institution, creating a series of oil pastels on paper and canvas as well as stickers to line the gallery walls and exterior doors. Working with painting, installation and performance, Jones examines ways of expressing that which can be seen and sensed rather than uttered. Jones' oil pastel works on canvas and paper often repeat symbols, colours and textures, creating associative, even familial, relationships between works varying in scale, from the monumental to the hand-held. Her accompanying first book by the same title is shortlisted in the Exhibition Catalogues category at the British Book Design and Production Awards 2023.

**Nikita Gale**

**9 July-16 October, 2022**

Artist Nikita Gale sculpts concrete, metal, light, and sound. Composing unforgettable installations through interventions both spatial and sonic alongside moving image works, Gale possesses a unique material sensibility through which abstract connections are forged between image and text, memory and identity, history and now. Chisenhale Gallery presented the artist's first solo exhibition in a UK institution. Gale's deeply researched practice orbits themes of invisibility and audibility, interrogating the complicated dynamic between performer and spectator, structure and decay.

**Ayo Akingbade**

**12 November 2022-11 February 2023**

*Show Me The World Mister* is a new film commissioned by artist Ayo Akingbade, now touring nationally. Shot on location in Nigeria, the commission builds on Akingbade's lucid interrogations of history and place, addressing the interwoven histories of industrialisation, colonisation and family. The film is produced by Chisenhale Gallery and Spike Island, Bristol, and commissioned by Chisenhale Gallery; Spike Island; the Whitworth, The University of Manchester; BALTIC Centre for Contemporary Art, Gateshead; and John Hansard Gallery, Southampton. Following its Chisenhale premiere, the work will be exhibited at partner venues through 2024. The accompanying publication, the artist's first, is co-published with Book Works and will be released in Winter 2023.

**the vacuum cleaner**

**21 November 2022 - 4 December 2022**

*For They Let In The Light* was a live performance series by young artists from The Coborn Centre for Adolescent Mental Health, Newham, and their staff, with the vacuum cleaner (James Leadbitter) made in collaboration with Caroline Moore in response to the question, "why are so many young people struggling with mental health?" The results, presented as a series of immersive events at Chisenhale Gallery, challenged how mental health is understood, treated and experienced.

## SOCIAL PRACTICE

Chisenhale Gallery prioritises working locally with young people who experience barriers to accessing art and culture in schools, hospitals, Child Adolescent Mental Health Services (CAMHS) and alternative provision settings. Chisenhale Gallery's education work borrows from the ethos of its commission programme. They bring together artists, artist-teachers, and students to develop ambitious projects that start with questions and yield unexpected responses in a process that expands the capacities of each. In the context of ever-diminishing support for the arts within the schooling system, Chisenhale Gallery aims to incubate challenging new ideas about the role art can play in the classroom while creating joyful connections between children and young people, artists and artworks. All of their projects culminate in tangible manifestations, striving to meet the gallery's mission to be a 'centre of excellence'.

Following two years of work in and around Child and Adolescent Mental Health Services in Tower Hamlets (*2.8 Million Minds* and *For They Let In The Light*), a particular priority of the programme is reaching young people who otherwise have limited access to art and culture. As a tight-knit and nimble organisation, Chisenhale Gallery has developed expertise in navigating these sometimes difficult contexts and feel it is an area in which they can have the greatest impact.

*2.8 Million Minds*, Chisenhale's pilot project for the London Mayor's Culture Unit, was Highly Commended in the "Collective Power" category at the Culture, Health and Wellbeing Alliance's 2022 awards. Chisenhale Gallery is a registered charity and one of Arts Council England (ACE)'s National Portfolio Organisations, in February 2022 Chisenhale Gallery successfully applied for NPO funding for 2023-2026.

## CHISENHALE DANCE SPACE (CDS)

The year 2022 - 2023 saw the beginning of a period of transformation for CDS as they began to rebuild the organisation post-covid, implementing long overdue change to future proof the charity and better serve the needs of artists today by enabling their vision of being an 'artist-led' organisation. Year 2022 – 23 at CDS included:

- **Organisational Remodel and Restructuring:** A major portion of the year revolved around a comprehensive organisational remodel, featuring a staffing restructure, a new business plan, new fundraising strategy, development of a new website and the development of a reimagined 'membership model.' The latter, set to launch in July 2023, aims to attract new artists and aligns with their updated vision, mission, and values.
- **Studio Space:** Despite the reduced turnover, CDS strategically restructured its studio space offerings, emphasizing simplicity, increased opening hours, and flexible booking options. The result was a 32.3% increase in space hire earned income, amounting to £83,003, representing 64% of their total turnover.
- **Membership/Artist Community:** The year focused on completing a membership review, working collaboratively with the newly formed Artist Committee, a key group of decision makers moving forwards, and current 88 members. The revised 'Artist Community' model is set for launch in July 2023, targeting 200 new artists to join from September 2023 onwards.

- **Artist-Led Activity and Programs** CDS continued its commitment to artist-led initiatives, hosting coffee mornings, providing residencies, and introducing the 'WTF Thursdays' program. A new set of artist support programs is in development, aligning with the reimagined Artist Community.
- **Local Engagement in Tower Hamlets:** Chisenhale Summer of Art 2022 showcased community-focused offerings through various workshops and performances, involving collaborations with local schools and organisations. Over 1,200 local Bow residents participated, highlighting the positive impact of the program.
- **Legacy/Archive:** Rachael Davies continued her work on the Collaborative Doctoral Award PhD, exploring CDS's archives and its historical impact on the dance sector. The launch of 'Listening to Chisenhale Dance Space' provided insights into the experiences of those connected with CDS during the 1980s.
- **Staff:** Reece McMahon was appointed as Executive Director in August 2022, leading a streamlined team of three core staff members.
- **Governance/Board:** The board saw changes with the induction of five new trustees in Spring 2023, contributing diverse skills and experiences. New working groups were formed to address specific organisational focus areas, reflecting a commitment to continuous learning and reflection.
- **Financial Review:** Despite a decrease in turnover and grants post-covid, CDS carefully managed its financial resources, with a focus on sustainability and regular earned income. Earned income constituted 72% of turnover, reflecting a strategic shift towards sustainability. Arts Council England and other trust and foundation grants contributed 27% to the total turnover. New funding relationships were initiated to support the envisioned artist community model and a plan put in place to build back reserves to pre-covid levels.

## Risk Management Review

On a regular basis, Trustees actively review the operational and business risks which the charity faces and believe that maintaining financial reserves at current levels, combined with an annual review of the controls over financial systems, will mitigate these risks. Currently identified highest level of concern are:

RISK	MITIGATIONS
<p>The current lease, with London Borough of Tower Hamlets, expires in 2031.</p> <p>The risks/outcomes are:</p> <ol style="list-style-type: none"> <li>1) Loss of the building and all organisations have to leave building.</li> <li>2) A further short lease with no investment in the building</li> <li>3) Renewed lease with significantly higher rent</li> </ol>	<p>Securing the long-term future of the organisation is central to our planning.</p> <p>As we enter the last 8 years of our lease, engagement with our landlord is increased, to establish a shared sustainable outcome for the</p>



<p>It will be useful to consider each risk individually as we progress.</p>	<p>premises that we use as well as the unoccupied derelict area. A proposal has been submitted to develop the site with potential partner Creative Land Trust, and a feasibility study has been undertaken with support from GLA. Advocacy with GLA, ACE and others has commenced to raise profile of situation and risk.</p> <p>Regular check-ins take place with members and trustees within a two-year framework to progress by Spring 2025.</p>
<p>That one, or both, of the Member Organisations either become incapable of paying their sub-leases or choose to leave the Company. Each member organisation contributes approximately 15% of the running costs.</p> <p>The risk of a shortfall in funds associated with our member organisations has now changed in character as both are more dependent on grant income for current sustainability.</p> <p>This risk of finding alternative tenants also increases over time due to the aging of the premises making them less attractive.</p>	<p>Working framework is now in place for regular communication between:</p> <p>1) Chairs &amp; Executive Directors.</p> <p>2) ED's on more operational matters.</p> <p>A scoping study of alternative uses of spaces is planned, in the event that members leave before end of the existing headlease.</p>
<p>The overall condition of the exterior fabric of the two buildings continues to deteriorate over time.</p> <p>Increasing maintenance and repairs to ensure Health &amp; Safety could become unaffordable to the organisation.</p> <p>Increasing the quality of the building's structure through aggressive maintenance poses the prospect of increased rent from our landlords with accompanying hardships to our Members.</p>	<p>Strategy has been one of only undertaking essential, non-improving repairs and costs are included in annual budgets. This will be reviewed following a PPM report.</p> <p>A Planned Preventative Maintenance Report has been commissioned to help identify future requirements and associated costs that could be discussed with landlord.</p> <p>The plan to secure a long-term future for the building (in perpetuity lease or asset transfer)</p>

	<p>would resolve this issue with the plan for a capital build campaign.</p> <p>Robust reserves to be maintained if landlord is unlikely to invest in upkeep of building.</p>
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### **INVESTMENT POWERS**

The charity has no significant investments other than cash on deposit. Under the articles and memorandum, the trustees have the power to invest in anything the trustees wish.

**ASSETS** The Company has no undepreciated fixed assets as shown in Note 12 to the accounts.

**RESERVES** The financial reserve policy is to strive to keep twelve month's expenditure. This is reviewed annually by the Trustees in line with good practice, as suggested by the Charities Commission.

**AUDITORS** The annual turnover of Chisenhale Art Place is approximately £350,000 which does not require a full audit, under section 145 of the Charities Act 2011. In 2018 Andrew Wells at Counterculture LLP was appointed by Trustees, to prepare the Annual Accounts and undertake the future Independent Examinations. This appointment was reconfirmed at the AGM December 2022.

### **PUBLIC BENEFIT**

In shaping the Charity, the trustees have considered the Charity Commissions Guidance Section 4 Charities Act 2006 on public benefit.

This report has been prepared in accordance with the provisions of Section 419(2) of the Companies Act 2006 applicable to companies subject to the small companies regime.

This report was approved by the board on 5th December 2023

and signed on its behalf by



Secretary

**Chisenhale Art Place Ltd**  
**Independent Examiners Report to the Trustees**  
**For the year ended 31 March 2023**

I report to the trustees on my examination of the accounts of the charitable company for the year ended 31 March 2023.

**Responsibilities and basis of report**

As the charity Trustees, who are also directors for the purposes of company law, 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 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 examiners statement**

Since the Charitable company's gross income exceeded £250,000, your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination by virtue of my membership of Association of Accounting Technicians, 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 that in any material respect:

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 records; or
3. the accounts do not comply with the 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.



12th December 2023

.....  
Andrew M Wells FMAAT  
Counterculture Partnership LLP  
Unit 115 Ducie House  
Ducie Street  
Manchester  
M1 2JW

**Chisenhale Art Place Ltd**  
**Statement of Financial Activities (including Income and Expenditure Account)**  
**For the year ended 31 March 2023**

	Notes	Unrestricted funds £	Restricted funds £	2023 £	2022 £
<b>Income and endowments from:</b>					
Donations and legacies	2	-	38,532	38,532	22,793
Charitable activities	3	311,374	-	311,374	304,533
Investments	4	332	-	332	14
Other income	5	36,356	-	36,356	-
<b>Total</b>		<b>348,062</b>	<b>38,532</b>	<b>386,594</b>	<b>327,340</b>
<b>Expenditure on:</b>					
Charitable activities	6/7	(271,038)	(20,536)	(291,574)	(294,361)
<b>Total</b>		<b>(271,038)</b>	<b>(20,536)</b>	<b>(291,574)</b>	<b>(294,361)</b>
<b>Net income</b>		<b>77,024</b>	<b>17,996</b>	<b>95,020</b>	<b>32,979</b>
<b>Reconciliation of funds</b>					
Total funds brought forward		305,330	8,152	313,482	280,503
<b>Total funds carried forward</b>		<b>382,354</b>	<b>26,148</b>	<b>408,502</b>	<b>313,482</b>

**Chisenhale Art Place Ltd**  
**Statement of Financial Position**  
**As at 31 March 2023**

	Notes	2023 £	2022 £
<b>Current assets</b>			
Debtors	14	52,754	48,591
Cash at bank and in hand		374,163	508,106
		<b>426,917</b>	<b>556,697</b>
<b>Creditors: amounts falling due within one year</b>	15	(18,415)	(243,215)
<b>Net current assets</b>		<b>408,502</b>	<b>313,482</b>
<b>Total assets less current liabilities</b>		<b>408,502</b>	<b>313,482</b>
<b>Net assets</b>		<b>408,502</b>	<b>313,482</b>
<b>The funds of the charity</b>			
Restricted income funds	16	26,148	8,152
Unrestricted income funds	16	382,354	305,330
<b>Total funds</b>		<b>408,502</b>	<b>313,482</b>

For the year ended 31 March 2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476,
- The trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts. These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the Board and signed on its behalf by:



5th December 2023

**Chisenhale Art Place Ltd**  
**Notes to the Financial Statements**  
**For the year ended 31 March 2023**

**1. Accounting Policies**

**Basis of accounting**

The financial statements have been prepared under the historical cost convention, except for investments which are included at market value and the revaluation of certain fixed assets and in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), and the Companies Act 2006.

Chisenhale Art Place Ltd meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

**Going concern**

The financial statements are prepared, on a going concern basis, under the historical cost convention.

**Incoming resources**

All incoming resources are included in the statement of financial activities when the Charity is entitled to the income and the amount can be quantified with reasonable accuracy.

**Resources expended**

Liabilities are recognised as resources expended when there is a legal or constructive obligation committing the Charity to the expenditure.

**Allocation and appointment of costs**

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. Support costs may include any back office costs, finance, personnel, payroll and governance costs which support the charities programmes and activities. These costs have been allocated between cost of raising funds and expenditure on charitable activities where applicable. The bases on which support costs have been allocated are set out in the notes to the accounts.

**Taxation**

As a registered charity, the company is exempt from income and corporation tax to the extent that its income and gains are applicable to charitable purposes only. Value Added Tax is not recoverable by the company, and is therefore included in the relevant costs in the Statement of Financial Activities.

**Tangible fixed assets**

Tangible fixed assets, other than freehold land, are stated at cost or valuation less depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following basis:

**Operating leases**

Costs of operating leases are charged to the Statement of Financial Activities on a straight-line basis over the lease term.

**2. Income from donations and legacies**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>Restricted funds</b>		
Grants received	38,532	22,793
	<b>38,532</b>	<b>22,793</b>

**Chisenhale Art Place Ltd**  
**Notes to the Financial Statements Continued**  
**For the year ended 31 March 2023**

**Analysis of grants received**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Arts Council England	38,532	15,043
Communities Driving Change	-	500
IBTH	-	4,750
Job Retention Scheme Grant	-	2,500
	<b>38,532</b>	<b>22,793</b>

**3. Income from charitable activities**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>Unrestricted funds</b>		
<i>Advancement of the Arts</i>		
Licence fees receivable	296,525	292,392
Educational activities	6,725	5,853
Light and heat	8,124	6,288
	<b>311,374</b>	<b>304,533</b>
	<b>311,374</b>	<b>304,533</b>

**4. Investment income**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>Unrestricted funds</b>		
Bank interest receivable	332	14
	<b>332</b>	<b>14</b>

**5. Other income**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>Unrestricted funds</b>		
Local Authority Rebate	36,356	-
	<b>36,356</b>	<b>-</b>

**Chisenhale Art Place Ltd**  
**Notes to the Financial Statements Continued**  
**For the year ended 31 March 2023**

**6. Costs of charitable activities by fund type**

	Unrestricted funds	Restricted funds	2023	2022
	£	£	£	£
Advancement of the Arts	192,830	20,536	213,366	226,062
Open Studios	783	-	783	-
Support costs	77,425	-	77,425	68,299
	<b>271,038</b>	<b>20,536</b>	<b>291,574</b>	<b>294,361</b>

**7. Costs of charitable activities by activity type**

	Activities undertaken directly	Support costs	2023	2022
	£	£	£	£
<b>Support costs</b>				
Advancement of the Arts	213,366	77,425	290,791	294,361
Open Studios	783	-	783	-
	<b>214,149</b>	<b>77,425</b>	<b>291,574</b>	<b>294,361</b>

**8. Analysis of support costs**

	2023	2022
	£	£
<b>Advancement of the Arts</b>		
Management	69,588	65,359
Governance costs	7,837	2,940
	<b>77,425</b>	<b>68,299</b>

**9. Net income/(expenditure) for the year**

This is stated after charging/(crediting):

	2023	2022
	£	£
Accountancy fees	1,650	1,500
Staff pension contributions	5,082	5,028



**Chisenhale Art Place Ltd**  
**Notes to the Financial Statements Continued**  
**For the year ended 31 March 2023**

**10. Staff costs and emoluments**

Total staff costs for the year ended 31 March 2023 were:

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Salaries and wages	46,524	41,549
Pension costs	5,082	5,028
	<b>51,606</b>	<b>46,577</b>

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Administration	1	1
Direct charitable activities	1	1
	<b>2</b>	<b>2</b>

The total employee benefits including pension contributions of the key management personnel were £38,958.

No employees received remuneration in excess of £60,000 in the year (2022: £nil).

**11. Trustee remuneration and related party transactions**

The charity trustees were not paid or received any other benefits from employment with the charity in the year (2022:£nil).

No charity trustee received payment for professional or other services supplied to the charity (2022:£nil). The trustees all give freely their time and expertise without any form of remuneration or other benefit in cash or kind (2022:£nil).

Trustees' expenses represents the payment or reimbursement of travel and subsistence costs totalling £nil (2022:£nil).

**12. Comparative for the Statement of Financial Activities**

	<b>Unrestricted funds</b>	<b>Restricted funds</b>	<b>2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Income and endowments from:</b>			
Donations and legacies	2,500	20,293	22,793
Charitable activities	304,533	-	304,533
Investments	14	-	14
<b>Total</b>	<b>307,047</b>	<b>20,293</b>	<b>327,340</b>
<b>Expenditure on:</b>			
Charitable activities	(271,174)	(23,187)	(294,361)
<b>Total</b>	<b>(271,174)</b>	<b>(23,187)</b>	<b>(294,361)</b>
<b>Net income/expenditure</b>	<b>35,873</b>	<b>(2,894)</b>	<b>32,979</b>
<b>Reconciliation of funds</b>			
Total funds brought forward	269,457	11,046	280,503
<b>Total funds carried forward</b>	<b>305,330</b>	<b>8,152</b>	<b>313,482</b>

**Chisenhale Art Place Ltd**  
**Notes to the Financial Statements Continued**  
**For the year ended 31 March 2023**

**14. Debtors**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>Amounts due within one year:</b>		
Trade debtors	2,616	1,463
Prepayments and accrued income	50,138	47,128
	<b>52,754</b>	<b>48,591</b>

**15. Creditors: amounts falling due within one year**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Other creditors	16,765	10,000
Accruals and deferred income	1,650	233,215
	<b>18,415</b>	<b>243,215</b>

**16. Movement in funds**

**Unrestricted Funds**

	<b>Balance at 01/04/2022</b>	<b>Incoming resources</b>	<b>Outgoing resources</b>	<b>Transfers</b>	<b>Balance at 31/03/2023</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<i>Designated</i>					
Local Authority Rebate Fund	-	36,356	-	-	36,356
<i>General</i>					
Buildings fund	-	-	-	40,500	40,500
Education fund	19,592	6,725	(4,523)	-	21,794
General	285,738	304,981	(266,515)	(40,500)	283,704
	<b>305,330</b>	<b>348,062</b>	<b>(271,038)</b>	<b>-</b>	<b>382,354</b>

**Chisenhale Art Place Ltd**  
**Notes to the Financial Statements Continued**  
**For the year ended 31 March 2023**

**Unrestricted Funds - Previous year**

	Balance at 01/04/2021 £	Incoming resources £	Outgoing resources £	Transfers £	Balance at 31/03/2022 £
<i>Designated</i>					
<i>General</i>					
Buildings fund	11,700	-	(11,700)	-	-
Education fund	16,749	5,854	(3,011)	-	19,592
General	241,008	301,193	(256,463)	-	285,738
	<b>269,457</b>	<b>307,047</b>	<b>(271,174)</b>	<b>-</b>	<b>305,330</b>

**Purpose of unrestricted Funds**

Education fund

This fund holds monies designated for educational purposes.

Buildings fund

The purpose of this fund is for planned expenditures related to the building that were initiated but not complete at 31st March 2023 plus priority works to be started in 2023-24.

Local Authority Rebate Fund

Rebate from landlord London Borough of Tower Hamlets for three months rent during the COVID pandemic. It is for distribution to members.

General

Monies which can be used by the Trustees to further the objectives of the charity.

**Restricted Funds**

	Balance at 01/04/2022 £	Incoming resources £	Outgoing resources £	Balance at 31/03/2023 £
Education fund	8,152	38,532	(20,536)	26,148
	<b>8,152</b>	<b>38,532</b>	<b>(20,536)</b>	<b>26,148</b>

**Chisenhale Art Place Ltd**  
**Notes to the Financial Statements Continued**  
**For the year ended 31 March 2023**

**Restricted Funds - Previous year**

	Balance at 01/04/2021	Incoming resources	Outgoing resources	Balance at 31/03/2022
	£	£	£	£
Education fund	11,046	15,543	(18,437)	8,152
Energy fund	-	4,750	(4,750)	-
	<b>11,046</b>	<b>20,293</b>	<b>(23,187)</b>	<b>8,152</b>

**Purpose of restricted funds**

Education fund

Funds are held for use in educational activities.

Energy fund

The energy fund is for the improvement of the energy efficiency of the building.

**17. Analysis of net assets between funds**

	Tangible fixed assets	Net current assets / (liabilities)	Net Assets
	£	£	£
<b>Unrestricted funds</b>			
<i>General</i>			
Buildings fund	-	40,500	40,500
Education fund	-	21,794	21,794
General	-	283,704	283,704
<i>Designated</i>			
Local Authority Rebate Fund	-	36,356	36,356
<b>Restricted funds</b>			
Education fund	-	26,148	26,148
	<b>-</b>	<b>408,502</b>	<b>408,502</b>

**Chisenhale Art Place Ltd**  
**Notes to the Financial Statements Continued**  
**For the year ended 31 March 2023**

**Previous year**

	Tangible fixed assets	Net current assets / (liabilities)	Net Assets
	£	£	£
<b>Unrestricted funds</b>			
<i>General</i>			
Education fund	-	19,592	19,592
General	-	285,738	285,738
<i>Designated</i>			
<b>Restricted funds</b>			
Education fund	-	8,152	8,152
	-	<b>313,482</b>	<b>313,482</b>

**18. Commitments**

At 31 March 2023 the company had annual commitments under non-cancellable operating leases as set out below:

	2023 £	2022 £
Operating leases which expire:		
After more than 5 years	152,350	152,350
	<b>152,350</b>	<b>152,350</b>

**Chisenhale Art Place Ltd**  
**Detailed Statement of Financial Activities**  
**For the year ended 31 March 2023**

	2023 £	2022 £
<b>INCOME AND ENDOWMENT</b>		
<b>Donations and legacies</b>		
Grants receivable	38,532	22,793
	<b>38,532</b>	<b>22,793</b>
<b>Charitable activities</b>		
Licence fees receivable (Advancement of the Arts)	296,525	292,392
Educational activities (Advancement of the Arts)	6,725	5,853
Light and heat (Advancement of the Arts)	8,124	6,288
	<b>311,374</b>	<b>304,533</b>
<b>Investments</b>		
Bank interest receivable	332	14
	<b>332</b>	<b>14</b>
<b>Other income</b>		
Local Authority Rebate	36,356	-
	<b>36,356</b>	<b>-</b>
<b>Total incoming resources</b>	<b>386,594</b>	<b>327,340</b>
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
Rent and rates (Advancement of the Arts)	(156,305)	(163,237)
Utilities (Advancement of the Arts)	(14,858)	(12,166)
Insurance (Advancement of the Arts)	(16,423)	(16,561)
Building repairs (Advancement of the Arts)	(1,504)	(12,650)
Education costs (Advancement of the Arts)	(24,276)	(21,448)
Cost of direct charitable activity (Open Studios)	(783)	-
	<b>(214,149)</b>	<b>(226,062)</b>
<b>SUPPORT COSTS</b>		
<b>Management</b>		
Staff costs - wages & salaries (Advancement of the Arts)	(46,524)	(41,549)
Staff costs - pension contributions (Advancement of the Arts)	(5,082)	(5,028)
Telecoms (Advancement of the Arts)	(1,054)	(1,074)
Bank charges (Advancement of the Arts)	(384)	(391)
Freelance assistance (Advancement of the Arts)	(2,425)	(1,650)
Sundry (Advancement of the Arts)	(920)	(1,356)
Administration and maintenance (Advancement of the Arts)	(13,199)	(14,311)
	<b>(69,588)</b>	<b>(65,359)</b>
<b>Governance costs</b>		
Accountancy fees (Advancement of the Arts)	(1,650)	(1,500)
Legal and professional fees (Advancement of the Arts)	(6,187)	(1,440)
	<b>(7,837)</b>	<b>(2,940)</b>

**Chisenhale Art Place Ltd**  
**Detailed Statement of Financial Activities Continued**  
**For the year ended 31 March 2023**

Total resources expended	(291,574)	(294,361)
Net Income	95,020	32,979