

AMENDED

THE MORAVIAN UNION (INCORPORATED)

(A company limited by guarantee)

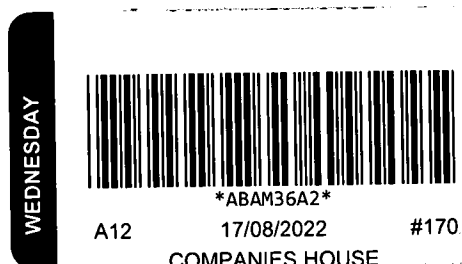
Company Number: 00133708

Charity Number: 251211-3

FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31 AUGUST 2021



THE MORAVIAN UNION (INCORPORATED)
REPORT OF THE TRUSTEES (Incorporating the Directors' Report)
FOR THE YEAR ENDED 31 AUGUST 2021

The Trustees (who are also the directors of the charitable company for the purposes of the Companies Act) present their combined directors' report and Report of the Trustees, as required by company law, together with the audited financial statements of the Moravian Union (Incorporated) for the year ended 31 August 2021. These have been prepared in the format required by the Statement of Recommended Practice, '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). The report and statements also comply with the Companies Act 2006, the Charities Act 2011 and regulations made thereunder.

LEGAL AND ADMINISTRATIVE INFORMATION

The Moravian Union was incorporated on 2 February 1914, following the resolution of Synod 1913 (Book of Order Section 33) as the holding body of the Moravian Church's property. It is a company limited by guarantee, has no share capital and is a subsidiary of a registered charity. The guarantee of each member is limited to £1.

The Provincial Elders' (who are the Charity's Trustees and the Company's Directors) for the period ended 31 August 2021 and to date comprise:

Rev Prof P Gubi (appointed 15 July 2021)
 * Miss R. M. A. Hoey
 Rev. P. M. Holdsworth
 *Rev. D. R. Howarth
 Mr M Kernohan (resigned 20 October 2020)
 Rev M Newman (appointed 15 July 2021)
 Rev. Dr. L. Thompson

* Responsible for the day to day management of the Charity's affairs.

The principal officers:

Rev D. R. Howarth	Company Secretary
Mrs. L. Newens	Administrator
Mr G. Salt	Accountant
Miss L. Parsons	Archivist

Registered Office: Moravian Church House
 5-7 Muswell Hill
 London N10 3TJ

Investment Advisors:	UBS Wealth Management (UK) Ltd. 1 Curzon Street, London W1J 5UB	Vestra Wealth LLP 14 Cornhill London EC3V 3NR
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Bankers : CAF Bank Limited
 25 Kings Hill Avenue
 West Malling
 Kent ME19 4JQ

Solicitors : Cripps Harries Hall
 Wallside House
 12 Mt. Ephraim Road
 Tunbridge Wells,
 Kent TN1 1EG

Auditors : Knox Cropper LLP
 Chartered Accountants
 65 Leadenhall Street
 London EC3A 2AD

THE MORAVIAN UNION (INCORPORATED)
REPORT OF THE TRUSTEES (Incorporating the Directors' Report - Continued)
FOR THE YEAR ENDED 31 AUGUST 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document:

The Charity is a company limited by guarantee, its governing instrument being its Memorandum and Articles.

Ultimate Parent

The Charitable Company exists to support the work of the British Province of the Unitas Fratrum operating as the Moravian Church – registered charity number 251211.

The Provincial Synod is the ultimate decision-making body. Synod normally meets once every two years. The Provincial Elder's Conference act on behalf of the Synod in the inter – synodal period.

The members of the Moravian Union are the members for the time being of the Provincial Elders' Conference (PEC) and other persons, not fewer than twelve in number, elected by the Provincial Synod (Book of Order Section 9.1.a).

By Resolution 20 of the Synod 1929, the standing order of Synod was amended so that persons from time to time appointed by it to be Investment Trustees were automatically also appointed as members of the Moravian Union. By Resolution 3 of the Synod of 1998 it was made part of the standing order that the members of the Finance Committee act also as Investment Trustees.

Group Structure and Relationships

The Moravian Union, a charitable company limited by guarantee is controlled by its parent, The Moravian Church. The Moravian Church comprises of thirty congregations, two societies, a house of multiple occupancy and two other charitable companies, being two schools.

Procedures for the Recruitment and Appointment of Trustees

The Book of Order, Section 3.1 states that the PEC consists of six members of the Moravian Church in the British Province, two serving in a full-time stipendiary capacity and four serving in a non-stipendiary capacity. As part of its brief the PEC acts as the Board of Trustees (and Board of Directors) of the Moravian Union. Synod is the body with the power to appoint and remove members of the Board. Provincial Elders serve for a term of four years and may be appointed to serve a further two terms. Appointment is by election at the biennial Moravian Church Synod. Vacancies during an inter-synod period shall be filled by a postal ballot election, providing the vacancy occurs more than six months before the next Synod.

The Chair and Officers are appointed by the membership of the PEC themselves from among their number. The Board convenes at least twelve times each year.

Synod also elects members to the various standing committees which offer advice and support to the PEC. These standing committees include at least one Provincial Elder as deputed by the PEC.

The standing committee currently consists of:

- Finance Committee
- Mission and Society Committee
- Faith and Order and Ecumenical Relations Committee
- Church Service Committee
- Youth and Children's Committee
- World Mission Committee
- Church Book Committee

THE MORAVIAN UNION (INCORPORATED)
REPORT OF THE TRUSTEES (Incorporating the Directors' Report - Continued)
FOR THE YEAR ENDED 31 AUGUST 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT (Continued)

Procedures for the Induction and Training of Trustees

On appointment, each Provincial Elder signs a code of conduct and completes a register of interests. The latter is renewed biennially following each Synod. They are given a Trustee Handbook that includes the Memorandum and Articles of Association, risk register, policies and procedures on issues such as delegation of authority, recruitment, equal opportunities, investments, reserves, conflicts of interest and other guidance. It contains job descriptions for Trustees, officers and staff and a copy of Charity Commission leaflet CC3, 'The essential trustee, what you need to know, what you need to do'. All Trustees are provided with training opportunities through external training courses to keep abreast of changes and of their responsibilities.

Organisational Management:

The British Province of the Moravian Church is the registered charity for the activities of the Moravian Church operated by the British Province in the UK and beyond. The Moravian Union is the asset-holding body of the Church.

The PEC act on behalf of Synod in the inter-synod period and is the ultimate decision-making body during that period. The PEC acts as the Moravian Union's Board of Trustees (and board of directors for the purpose of company law) and meets at least on a monthly basis. Responsibility for the day to day management of the charitable company's affairs is delegated to the two full time members of the PEC.

Risk Management

The PEC has reviewed during the year, an assessment of the risks to which the charity is exposed, particularly business, operational and financial risks, and the process of introducing procedures and a reporting regime to manage and reduce identified risks is ongoing. The PEC has agreed clear lines of delegation and authority to staff and have involved staff in recognition of risk in all their activities.

Risks are defined as those that, without appropriate mitigation, are likely to negatively impact on the Moravian Church serving its purpose of proclaiming the Gospel of Jesus Christ. The trustees recognise that it is not possible to eliminate risk entirely. We recognise that risk taking is inherent in proclaiming the Gospel. Our task is to minimise negative impacts and allow the Church to serve its purpose.

We have identified significant risks and are taking steps to mitigate in the following ways:

- **Failure to encourage people into ordained ministry, results in further decline, resulting in the Moravian Church ceasing to exist:** The PEC with the support of the Church Service Committee continue to review and implement strategies to recruit people into ministry. This includes dedicated Church services and enquiry days. The Church Service Committee are currently reviewing the provision of materials for training Lay people for service and have drafted resources for publication on opportunities for services as well as an understanding of ordained ministry.
- **Declining congregations and failure to grow resulting in congregation closures and ultimately the Moravian Church ceasing to exist:** The PEC have convened the 'Future Directions and Sustainability Taskforce' to consider the current framework of the Province and consider ways to move forward into renewal and growth. Plans are afoot to observe a decade of evangelism, as a way to revive our commitment to outreach and mission.
- **Reputational damage which results in litigation and impacts on engagements with communities:** The PEC actively considers reputational damage as part of their strategy and planning. This provides the opportunity for identifying potential problems that could affect public perception, take remedial action where necessary and dictates how we communicate and manage expectations.
- **Lack of Diversity and Inclusion:** The PEC has initiated diversity and inclusion training for staff, as part of a whole organisation strategy to promote and model diversity and inclusion and a fundamental value of the charity.

THE MORAVIAN UNION (INCORPORATED)
REPORT OF THE TRUSTEES (Incorporating the Directors' Report - Continued)
FOR THE YEAR ENDED 31 AUGUST 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT (Continued)

- **Dependency on limited income sources, shortfall for reserve and unforeseen shortfall on the pension funds:** The PEC continually monitors and reviews potential areas of weakness in our financial strategy and are supported by the Finance Committee who have the ability to convene emergency meetings if necessary. A Financial and Investment Risk Register is maintained.
- **Loss of key personnel:** The PEC recognises the importance of personnel for the effective running of the organisation and is currently reviewing the framework for people management promoting a transparent and supportive environment. Losses cannot always be avoided and the PEC must respond quickly to ensure smooth transitions.
- **Significant damage to historic buildings and archives:** The PEC work with the Estates manager and the Provincial Archivist to promote best practices for care and maintenance of historic buildings and archives.
- **Loss of significant and sensitive data:** The PEC continually monitors and reviews policies to ensure that we remain compliant with current legislative practices and seek to take remedial actions if weaknesses are identified. A recent audit has been completed to ensure compliance following the introduction of the General Data Protection Regulations.
- **Debt resulting from failed operation in the subsidiary company:** The PEC stepped up the oversight of the subsidiary company, Fulneck School, with a view to ensuring that it remains a going concern, which is at risk without significant external investment.

Volunteers

The Moravian Church has many committees covering its policy, education, congregational work etc. Without the many volunteers that serve on these committees, the Church would not be able to carry out the wide variety of work that our congregations have come to rely on. No value can be placed on the many hours worked by volunteers.

Pensions

Following changes to legislation, the previous discretionary pension arrangements for ministers in service, prior to 31 August 2010, have been replaced by a defined contribution pension scheme. This came into effect from 1 January 2016. Nevertheless, the move recognised the historic pension obligation of The Moravian Union up to 31 December 2015. The most recent actuarial valuation of the pension liability was completed on 3 October 2017 and calculated the liability to be £4,836,459. All Ministers have been informed of their entitlement. Other Ministers and employees employed after 31 August 2010 hold defined contribution personal pension plans and contribute at rates chosen by themselves.

OBJECTS AND ACTIVITIES

Principal Objectives

The Moravian Union's general objective is to assist in the administration of the affairs of the Moravian Church in its work for the Kingdom of God, in accordance with the will of Synod.

Activities

The Moravian Union holds the assets of the Moravian Church which consist principally of land, buildings and investments. The Moravian Union aims to maximize the return available from these assets for the benefit of the Moravian Church within the constraints imposed by the Church's charitable work.

The Moravian Union is also responsible for administering the relationships between the Mrs E M Bates Trust and the London Association in Aid of Moravian Missions both of which are major benefactors of the Moravian Church.

THE MORAVIAN UNION (INCORPORATED)
REPORT OF THE TRUSTEES (Incorporating the Directors' Report - Continued)
FOR THE YEAR ENDED 31 AUGUST 2021

OBJECTS AND ACTIVITIES (Continued)

Following the decision of Synod in 2002, the company has been involved in restructuring the Province and in compiling a register of all land and buildings owned by the Moravian Union.

The Moravian Union holds a number of restricted funds many of which are of some antiquity. The Moravian Union is involved in an ongoing programme to review its reporting and record keeping requirements in relation to a number of these funds and, where possible, obtaining Charity Commission consent to the merger of these funds with the charitable company.

Strategies

The Moravian Union is charged with administering the assets of the Moravian Church, titles of which vest in the Moravian Union. Up until the 1 September 2007 titles to some of these properties vested in the Moravian Union's 100% owned subsidiary company Unitas Estates Limited. However, from that date, Unitas Estates Limited ceased trading and its assets and liabilities were transferred to the parent, The Moravian Union, at book values.

To ensure the efficient administration of these assets, trading in listed investments is conducted through professional fund managers whilst the renting and maintenance of the Charity's land and buildings portfolio is conducted through the services of a Chartered Surveyor who controls the collection of rental income and overseas property maintenance. The performance of the investment portfolio is regularly monitored by the trustees.

The Moravian Church's estates are significant and the majority of these titles are long established. Title deeds to land and properties are frequently, by virtue of age, long and complex. Title to each property in Great Britain has been registered with the Land Registry.

Principal Objectives for the Year Ended 31 August 2021

The trustees set the following objectives for the year under review:

- (i) Administer the charity's assets efficiently to maximise returns for the benefit of the Moravian Church subject to constraints imposed by the Church's charitable work.
- (ii) Continue to simplify the group's reporting and record keeping requirements by undertaking a comprehensive review of the charity's trust funds.
- (iii) Secure continuing level of financial contributions from the congregations.
- (iv) implementing opportunities for renewal and growth.
- (v) **Financial stabilisation of Fulneck School.**

ACHIEVEMENTS AND PERFORMANCE

(a) Operational Performance

The Charity has continued with the ongoing work of simplifying its record keeping and reporting requirements.

The trustees regard the performance of the investment portfolio as good, notwithstanding the constraints of the Charity's strong ethical investment stance, its income generation requirement and the impact of the COVID-19 pandemic.

(b) Fundraising Performance

The charitable company's major sources of income consist of:

- Voluntary income which includes income from the Mrs E M Bates Trust and the London Association in Aid of Moravian Missions (charities whose objects are to support the work of the Moravian Church);
- Income from Charitable activities which includes Congregation Assessments; and
- Investment Income.

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REPORT OF THE TRUSTEES (Incorporating the Directors' Report - Continued)
FOR THE YEAR ENDED 31 AUGUST 2021

Other than collections from local congregations, fundraising activities in the recent past have been confined to collections to finance Summer Camps for young Church members and for mission funds when there is a specific cause.

(c) **Grant - Making**

The Moravian Union also holds a number of small funds for the benefit of specific congregations. The income from these funds is paid over to the beneficiaries to fund new initiatives which they wish to undertake.

The Moravian Union pays grants towards the work of the Moravian Church in Jamaica, South Asia and Tanzania.

(d) **Public Benefit**

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 particular have considered how planned activities will contribute to the furtherance of the Charity's objects. The Moravian Union furthers its objects through its grant-making activities.

REVIEW OF FINANCIAL POSITION

The Moravian Union's role is to hold the assets of The British Province of the Moravian Church, the parent organisation, which is an unincorporated registered Charity and to manage these assets for the benefit of the Church.

The assets consist of real property and investments. The real property portfolio is managed with the assistance of a chartered surveyor. The Moravian Union manages its investments with the assistance of two professional fund managers and the estate manager. The property portfolio is analysed between functional properties (eg Churches, Church Halls, Manses and Church House) and investment properties, known as the estates properties, which are maintained to generate rental income. The investment properties are carried at market value.

The trustees are of the opinion that the financial performance for the year and financial position at the year end are satisfactory.

The Statement of Financial Activities on page 11 indicates that net expenditure for the current year, before net gains on investments and other gains and losses, amounted to £1,395,946 (2020: £395,747). The movement year on year arises as a result of total income increasing from £1,519,847 to £1,673,247 whereas total expenditure increased from £1,915,591 to £3,069,193. The increase in expenditure primarily reflects the impact of taking responsibility for the Ockbrook School bank loans as detailed in note 24 to these financial statements and providing against the outstanding loan balances due from Ockbrook School as a result of the decision to wind up that company. In addition, both donation income and grant expenditure have been affected adversely by the pandemic.

This year aggregate gains on investments (both realised and unrealised) of £6,226,184 have arisen in comparison to gains of £484,748 last year. The gains in the current year reflect a gain on the investment properties portfolio (up by 29.0% compared to prior year brought forward balances) as well as gains on the managed investment portfolios (up 16.4%). Revaluation gains on the investment properties are credited to the designated revaluation reserve as they are not considered to be free reserves. The increase in value of investment properties reflects the change in status of two properties formerly part of Ockbrook School which are now available to the Moravian Union (see note 24 to the financial statements).

These factors combined gave rise to an increase in the charitable company's total funds this year of £4,830,238. The general fund has decreased by £307,973, designated funds have increased by £4,697,861 and restricted funds have increased by £440,350.

THE MORAVIAN UNION (INCORPORATED)
REPORT OF THE TRUSTEES (Incorporating the Directors' Report - Continued)
FOR THE YEAR ENDED 31 AUGUST 2021

REVIEW OF FINANCIAL POSITION (Continued)

Investment Policy and Objectives

Investment policy is determined in consultation with the Finance Committee, which makes its recommendations to the PEC. The present investment objective is to achieve a balanced return in the investment portfolio. The investment portfolio is managed by professional fund managers and consists entirely of listed securities. Investment decisions are based on an ethical stance with the investment brokers being instructed to show a bias towards sustainable environmental activities and avoid tobacco, armaments and significant environmental risks.

The movement in market value of investments this year, both realised and unrealised, amounts to a gain of £768,360 or 16.4% of the brought forward value of the portfolio. Given the Charity's ethical investment stance, its income requirements and the impact of the COVID-19 pandemic, the Trustees consider the portfolio's performance to be satisfactory.

The investment properties represent the managed estates and are held to generate rental income for the Charity. The market value of investment property is currently estimated at £24,299,983 and net rental income is £122,618 (2020: £162,301). Net rental income will fluctuate year on year depending on the level of maintenance work required on the estate properties.

Fundraising Policy

The Charity does not use fundraising services, consultants or external professional fundraisers to undertake its fundraising activities and no data is shared with or sold to any external agencies.

The Charity does not undertake Direct Mail and does not approach or pressure vulnerable people to support its work. A complaints procedure is in place and the Charity adheres to the Fundraising Code of practice issued by the Fundraising Regulator.

FUTURE PLANS

During the forthcoming year the Trustees aim to continue to:

- (i) Administer the charity's assets efficiently to maximise returns for the benefit of the Moravian Church subject to constraints imposed by the Church's charitable work.
- (ii) Further simplify the group's reporting and record keeping requirements by progressing a comprehensive review of the charity's trust funds.
- (iii) Implement a new strategic plan following a review of the current operations to ensure sustainability and create an environment for future growth.
- (iv) Mitigate any negative impact that changes in the status of Fulneck School might have on the Moravian Church group accounts.

RESERVES POLICY

The trustees recognise that the Charity requires reserves to allow it to continue its work in the event of unforeseen interruptions to its income streams. The trustees consider the Charitable company's reserve requirements at least annually and to be prudent are of the opinion that unrestricted reserves equivalent to at least one year's total expenditure should be held. In making this decision they have considered the impact of the Coronavirus pandemic on both its income and expenditure for at least a period of twelve months from the date of approval of these financial statements. At the current year end unrestricted reserves (excluding those earmarked for designated purposes) amounted to almost £1.37m and this represents approximately 8 month's total expenditure for 2021.

THE MORAVIAN UNION (INCORPORATED)
REPORT OF THE TRUSTEES (Incorporating the Directors' Report - Continued)
FOR THE YEAR ENDED 31 AUGUST 2021

TANGIBLE FIXED ASSETS

Movements in tangible fixed assets are set out in Note 8.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The Trustees (who are also the Directors of the Moravian Union for the purposes of company law) are responsible for preparing the Report of the Trustees and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". Company law and the law applicable to charities in England and Wales requires the Charity's 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 its incoming resources and application of resources, including its income and expenditure for that period. In preparing these financial statements, the Trustees are required to:-

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles of the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Charitable Company will continue to operate.

The Trustees are responsible for keeping proper accounting records which 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, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. 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.

The Trustees confirm that, in the case of each of the persons who are Trustees at the date of this report, the following applies:

- so far as each Trustee is aware there is no relevant audit information (information needed by the Company's auditors in connection with preparing their report) of which the Charitable Company's auditors are unaware; and
- each Trustee has taken all the steps necessary to make herself/himself aware of any relevant audit information and to establish that the Charitable Company's auditors are aware of that information.

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

On behalf of the Provincial Elders' Conference on 26 May 2022



Miss R. M. A. Hoey

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS
OF THE MORAVIAN UNION (INCORPORATED)
FOR THE YEAR ENDED 31 AUGUST 2021**

Opinion

We have audited the financial statements of The Moravian Union (the 'charitable company') for the year ended 31 August 2021 which comprise the Statement of Financial Activities (including the Income and Expenditure Account), the Balance Sheet, the Statement of Cash Flows and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- Give a true and fair view of the state of the charitable company's affairs as at 31 August 2021 and of its incoming resources and application of resources for the period then ended;
- Have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'; and
- Have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern
to

Other information

The other information comprises the information included in the Report of the Trustees', other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinion on other matters prescribed by the Companies Act 2006

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

- the information given in the Report of the Trustees, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report, included within the Report of the Trustees, has been prepared in accordance with applicable legal requirements.

Matters on which we are Required to Report by Exception

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

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

- Adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- The financial statements are not in agreement with the accounting records and returns; or
- Certain disclosures of Trustees' remuneration specified by law are not made; or
- We have not received all the information and explanations we require for our audit; or
- The trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption from the requirement to prepare a Strategic Report or in preparing the Trustees' Report.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS
OF THE MORAVIAN UNION (INCORPORATED)
FOR THE YEAR ENDED 31 AUGUST 2021

Responsibilities of Trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the governors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the governors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- The Charitable Company is required to comply with both company law and charity law and, based on our knowledge of its activities, we identified that the legal requirement to accurately account for restricted funds was of key significance.
- We gained an understanding of how the charitable company complied with its legal and regulatory framework, including the requirement to properly account for restricted funds, through discussions with management and a review of the documented policies, procedures and controls.
- The audit team, which is experienced in the audit of charities, considered the charitable company's susceptibility to material misstatement and how fraud may occur. Our considerations included the risk of management override.

Our approach was to check that all restricted income was properly identified and separately accounted for and to ensure that only valid and appropriate expenditure was charged to restricted funds. This included reviewing journal adjustments and unusual transactions.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an Auditors' Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Richard Billingham FCA (Senior Statutory Auditor)
For and on behalf of Knox Cropper LLP (Statutory Auditor)
65 Leadenhall Street
London
EC3A 2AD

Date: 04/07/2022

THE MORAVIAN UNION (INCORPORATED)

STATEMENT OF FINANCIAL ACTIVITIES

(Including an Income and Expenditure Account)

FOR THE YEAR ENDED 31 AUGUST 2021

	Notes	Unrestricted Funds General £	Designated £	Restricted Funds £	Year Ended 31 August 2021 £	Year Ended 31 August 2020 £
INCOME AND ENDOWMENTS FROM						
Donations and Legacies	2	385,588	-	68,689	454,277	459,128
Investments	3	945,179	5,442	80,936	1,031,557	918,858
		1,330,767	5,442	149,625	1,485,834	1,377,986
Charitable Activities	4	91,718	5,900	18,611	116,229	141,858
Other – gain on disposal of property		71,184	-	-	71,184	-
Total Income		1,493,669	11,342	168,236	1,673,247	1,519,844
EXPENDITURE ON						
Raising Funds						
Investment Management Costs		(694,349)	(2,905)	(19,101)	(716,355)	(636,221)
Charitable activities		(2,036,733)	-	(316,105)	(2,352,838)	(1,279,370)
Total Expenditure	5	(2,731,082)	(2,905)	(335,206)	(3,069,193)	(1,915,591)
Net Gains/(Losses) on Investments	9 & 10	304,738	5,515,414	406,032	6,226,184	484,748
Net income/(expenditure) for the year	7	(932,675)	5,523,851	239,062	4,830,238	89,001
Other recognised Gains/(Losses)						
Actuarial Gains/(Losses) on Defined Benefit Pension Schemes	17	-	-	-	-	-
Transfers between Funds	15 & 16	624,702	(825,990)	201,288	-	-
NET MOVEMENT IN FUNDS		(307,973)	4,697,861	440,350	4,830,238	89,001
RECONCILIATION OF FUNDS:						
Total Funds Brought Forward	15,16	1,796,437	16,695,097	3,316,091	21,807,625	21,718,624
Total Funds Carried Forward	15 & 16	£1,488,464	£21,392,958	£3,756,441	£26,637,863	£21,807,625

All recognised gains and losses are reflected through the Statement of Financial Activities. All activities reflected above represent continuing activities.

The notes form part of these financial statements.

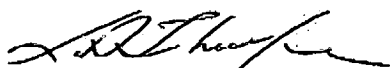
THE MORAVIAN UNION (INCORPORATED)**BALANCE SHEET****AT 31 AUGUST 2021**

	Notes	2021 £	2020 £
FIXED ASSETS			
Tangible Assets	8	2,110,542	2,341,445
Investment Properties	9	24,299,983	18,842,160
Investments	10	5,337,859	4,682,305
Total fixed assets		31,748,384	25,865,910
CURRENT ASSETS			
Stock		16,706	15,011
Debtors	11	1,988,932	1,141,576
Investments	12	180,495	103,837
Cash and Bank	12	11,151	190,063
Total current assets		2,197,284	1,450,487
LIABILITIES			
Creditors: Amounts falling due within one year	13	(2,772,679)	(1,159,136)
NET CURRENT ASSETS		(575,395)	291,351
TOTAL ASSETS LESS CURRENT LIABILITIES		31,172,989	26,157,261
Creditors: Amounts falling due after more than one year	13	761,624	(308,702)
NET ASSETS BEFORE PENSION LIABILITY		30,411,365	25,848,559
Defined Benefit Pension Scheme Asset/(Liability)	17	(3,773,502)	(4,040,934)
NET ASSETS		£26,637,863	£21,807,625
The funds of the charity:			
Restricted Funds	15	3,756,441	3,316,091
Unrestricted Funds			
General		1,488,464	1,796,437
Designated – Defined Benefit Pension Scheme	16	(3,773,502)	(4,040,934)
Designated – Investment Property Revaluation Reserve	16	21,577,529	17,213,127
Designated – Other Reserves	16	3,588,931	3,522,904
TOTAL CHARITY FUNDS		£26,637,863	£21,807,625

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The notes form part of these financial statements.

Approved by the Trustees on 26 May 2022
and signed on their behalf



Rev Dr L Thompson
Director and Trustee



R. M. A Hoey
Director and Trustee

Company Number: 00133708

THE MORAVIAN UNION (INCORPORATED)**STATEMENT OF CASH FLOWS****FOR THE YEAR ENDED 31 AUGUST 2021**

	Notes	2021 £	2020 £
Net Cash provided by Operating Activities	18	(1,920,454)	(1,069,498)
Cash flows from Investing Activities:			
Investment income		1,031,557	918,858
Purchase of Property, Plant and Equipment		(655)	(11,956)
Proceeds from the sale of investment properties		-	300,487
Proceeds from sale of tangible fixed assets		260,467	-
Purchase of investments		(1,554,103)	(2,367,014)
Proceeds from sale of investments		1,666,908	2,452,897
Net Cash provided by/(used in) investing activities		1,404,174	1,293,272
Cash flows from Financing Activities:			
Interest Paid		(39,486)	(12,413)
Cash (outflows)/inflows from borrowing		453,510	(47,348)
Net Cash (used in)/provided by financing activities		414,024	(59,761)
Net Change in Cash and Cash Equivalents		(102,254)	164,013
Cash and Cash Equivalents at the Beginning of the Year		293,900	129,887
Cash and Cash Equivalents at the End of the Year		£191,646	£293,900

Net debt reconciliation:

	At beginning of period £	Cashflow £	At end of period £
Cash at bank and in hand	190,063	(178,912)	11,151
Cash equivalent	103,837	76,658	180,495
UBS facility drawn down	(850,000)	(1,125,200)	(1,975,200)
Loans repayable within one year	(48,843)	(588)	(49,431)
Loans repayable after more than one year	(308,702)	(452,922)	(761,624)
	£(913,645)	£(1,680,964)	£(1,992,256)

THE MORAVIAN UNION (INCORPORATED)

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 AUGUST 2021

1. ACCOUNTING POLICIES

Basis of Preparation

The financial reporting framework adopted in the preparation of the accounts is applicable law and United Kingdom Accounting Standards. The financial statements have been prepared under the historical cost convention, with the exception of investments and investment properties which are disclosed at market value (as described below), and in accordance with the requirements of the Companies Act 2006 and relevant accounting standards. The presentation currency of the financial statements is Pound Sterling (£).

The Moravian Union (Incorporated) is a company limited by guarantee incorporated in England and Wales (registered no. 00133708) and a registered charity (no. 251211-3). Its principal place of business and registered office is Moravian Church House, 5-7 Muswell Hill, London, N10 3TJ.

Its financial statements are presented in accordance with the Charities SORP (FRS 102): Statement of Recommended Practice 'Accounting and Reporting by Charities applicable to charities preparing their accounts in accordance with FRS 102' and Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. The charitable company is a public benefit entity under FRS 102.

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern. In forming this opinion, they have considered the impact of the Coronavirus pandemic on both its income and expenditure for at least a period of twelve months from the date of approval of these financial statements. The Charity's reserves and plans in place are sufficient to ensure that it remains a going concern for the foreseeable future.

Income Recognition

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.

Expenditure

Liabilities are recognised when a legal or constructive obligation to make a payment arises, it is probable that a transfer of economic benefits will be required and it can be measured reliably. Expenditure is charged on an accruals basis. Grants are recognised when approved by the Board and notified to the beneficiary.

Charitable activities represent the direct costs of carrying out the Charity's aims, together with allocated support costs which arose principally at Church House and are apportioned to the different expenditure heads on the basis of staff time. Governance costs are included within support costs and include the costs of administering the Charity as a legal entity, costs of trustees meetings, audit fees and other statutory costs.

Tangible Fixed Assets

All freehold property is analysed between functional properties (eg Churches, Church Halls, Manses and Church House) and investment properties (the 'estates properties') which are maintained to generate rental income. The functional properties are carried at cost and depreciated. The investment properties are carried at market value. For functional properties, depreciation is not provided on freehold land. The cost of buildings less their estimated residual value is depreciated at 2% per annum on a straight-line basis. Certain properties used by congregations are not reflected on the balance sheet, although legal title may be vested in the Union, as they were acquired a number of years ago and no record of their cost is available.

Office furniture and equipment is capitalised only above the de-minimus limit of £250 per item or group of items and depreciated at rates of between 25% and 33% per annum.

THE MORAVIAN UNION (INCORPORATED)**NOTES TO THE FINANCIAL STATEMENTS (Continued)****FOR THE YEAR ENDED 31 AUGUST 2021****1. ACCOUNTING POLICIES (Continued)****Investment Properties**

Investment properties are valued at market value at the balance sheet date. All investment properties were independently valued on 3 July 2015 by SHP Valuers Ltd, a firm of Chartered Surveyors registered with the Royal Institute of Chartered Surveyors (RICS), based on information on the condition of the properties supplied by the Charity's estate manager, John Forrester Ltd. The market value of the properties is reviewed annually and adjusted based on the condition of those properties as advised by John Forrester Ltd using the Halifax Regional House Price Indices.

Investments

Investments are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

All gains and losses are taken to the statement of financial activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value. Realised and unrealised investment gains and losses are combined in the statement of financial activities. The Charity does not acquire put options, derivatives or other complex financial instruments.

The main form of financial risk faced by the charity is that of volatility in equity markets and investment markets due to wider economic conditions, the attitude of investors to investment risk, and changes in sentiment concerning equities and within certain sectors or sub sectors.

Stock

Stock which represents goods for resale is valued at the lower of cost or net realisable value.

Operating Leases

Payments for operating lease rentals are charged to the income and expenditure account as they fall due over the period of the lease.

Taxation

As a charity, the company enjoys the exemptions from corporation tax under the Taxes Act 2010. The company is not registered for Value Added Tax (VAT) and expenditure includes irrecoverable VAT where incurred.

Funds

General unrestricted funds comprise accumulated surpluses and deficits on general funds that are available for use at the discretion of the Trustees to further the generality of the Charity's objects.

Designated funds include the revaluation reserve in respect of investment properties and sums already expended on properties and which are therefore not available for use pending sale of properties. In addition they include sums set aside by the Trustees to fund identified future projects.

Restricted funds represent unexpended balances of donations and legacies which can only be applied in accordance with restrictions imposed by the donor or legator.

THE MORAVIAN UNION (INCORPORATED)

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 AUGUST 2021

1. ACCOUNTING POLICIES (Continued)

Pensions

As explained in note 17 to these financial statements, The Moravian Union has recognised discretionary pensions payable to retired ministers as an obligation. This liability was valued by The Moravian Union's actuaries (BWCI) as at 31 August 2016 and as at 31 August 2017. In accordance with FRS 102 the Trustees only consider engaging an independent actuary to perform a comprehensive actuarial valuation if they consider that the principal actuarial assumptions have changed significantly. If not, the defined benefit obligation is measured by adjusting the prior period measurement for changes in key employee demographics. Movements during the year are disclosed in note 17 to these financial statements. With effect from 31 December 2015 the discretionary scheme for active members was discontinued and replaced by a defined contribution scheme. The charitable company's liability under this scheme is limited to paying contributions as they arise and these costs are recognised in the accounts when the contributions fall due.

The Moravian Union contributes at the rate of 7% of pensionable salaries to the private pension plans of a number of employees. As the charitable company's liability under these schemes is limited to paying contributions due to the schemes at the appropriate time, these costs are recognised in the accounts when the contributions fall due.

Key Judgements and Estimates

(i) Financial instrument classification

The classification of financial instruments, both assets and liabilities, as 'basic' or 'other' requires judgement as to whether all applicable conditions as basic are met. This includes the type of investment or loan and its return. The Charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. These are initially recognised at transaction value and subsequently valued at their settlement value. Concessionary loans received are initially recognised at the amount received with the carrying amount adjusted in subsequent years to reflect repayments and any accrued interest and adjusted, if necessary, for any impairment.

(ii) Useful lives of functional properties

The remaining useful lives of depreciable properties are reviewed by management at each reporting date and, if necessary, the depreciation charge adjusted accordingly.

(iii) Recognition and valuation of investment properties

The classification of The Moravian Union's properties between functional and investment purposes requires judgement of the use of those properties. Management annually reviews the usage of properties and their classification is amended when necessary. The market value of properties classified as investments is annually reviewed by management and, based on the condition of those properties, the value is adjusted using a recognised market indices.

(iv) Valuation of retired ministers' defined benefit pension liability

The assumptions underlying the pension scheme actuarial valuation are reviewed annually by the trustees. If they consider that the principal actuarial assumptions have not changed significantly no adjustment will be made to the provision. It is intended that the actuary will recalculate the liability triennially. However, due to the impact of COVID the next actuarial valuation has been delayed and will be calculated as at 31 August 2022.

Short-term debtors and creditors

Debtors are recognised when the Charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received. Creditors are recognised when the charity has a present legal or constructive obligation resulting from a past event to make payment to a third party, it is probable that settlement will be required and the amount due to settle the obligation can be measured or estimated reliably.

THE MORAVIAN UNION (INCORPORATED)**NOTES TO THE FINANCIAL STATEMENTS (Continued)****FOR THE YEAR ENDED 31 AUGUST 2021****2. DONATIONS AND LEGACIES**

	Unrestricted Funds		Restricted Funds	Total 2021	Total 2020
	General	Designated			
	£	£	£	£	£
Mrs E M Bates Trust	315,062	-	-	315,062	324,064
Donations and Legacies	7,526	-	68,689	76,215	70,064
London Association in Aid of Moravian Missions	63,000	-	-	63,000	65,000
	£385,588	£-	£68,689	£454,277	£459,128

The charity is the principal beneficiary of the income of the Mrs E M Bates Trust and sole beneficiary of the London Association in Aid of Moravian Missions, charities established for the benefit of the Moravian Church. Donations and legacies consist of income from congregations, individuals, companies and church bodies.

3. INVESTMENT INCOME

	Unrestricted Funds		Restricted Funds	Total 2021	Total 2020
	General	Designated			
	£	£	£	£	£
Interest receivable	34,799	-	-	34,799	9,354
Dividends receivable	110,161	5,442	80,936	196,539	147,631
Rents receivable	800,219	-	-	800,219	761,873
	£945,179	£5,442	£80,936	£1,031,557	£918,858

4. INCOME FROM CHARITABLE ACTIVITIES

	Unrestricted Funds		Restricted Funds	Total 2021	Total 2020
	General	Designated			
	£	£	£	£	£
Unity & Congregational Activities					
Congregation assessments	61,567	-	-	61,567	91,758
Unity Income	-	-	14,771	14,771	11,303
	61,567	-	14,771	76,338	103,061
Book Sales	17,219	-	3,840	21,059	19,125
Sundry Income	12,732	5,900	-	18,632	19,542
Youth and Children (Summer Camp) Income	200	-	-	200	130
	£91,718	£5,900	£18,611	£116,229	£141,858

THE MORAVIAN UNION (INCORPORATED)

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 AUGUST 2021

5. TOTAL EXPENDITURE

	Raising Funds (Inv. Mgt)	Charitable Activities Ministry & Congregations		Support Costs	Total 2021	Total 2020
	£	Domestic £	Overseas £	£	£	£
Investment Management Costs	36,146	-	-	-	36,146	34,560
Grants to Congregations and Projects	-	1,367,648	145,031	-	1,512,679	569,178
Estate Management Costs	677,601	-	-	-	677,601	599,572
Burial Ground Costs	-	2,718	-	-	2,718	3,122
Staff Costs	-	133,534	28,232	14,185	175,951	165,712
Archive Staff Costs	-	51,616	-	-	51,616	50,105
Synod Expenses	-	27,241	-	-	27,241	472
Honoraria	-	6,000	-	-	6,000	4,000
Ministry	-	87,732	-	-	87,732	71,871
Bad debts provision (note 23)	-	-	-	-	-	146,661
Youth and Children	-	(150)	-	-	(150)	435
Audit	-	-	-	25,800	25,800	25,740
Bank Charges	-	975	-	-	975	788
Depreciation	-	-	-	42,275	42,275	43,657
Books and Publications	-	14,753	-	-	14,753	13,829
Subscriptions & Licences	-	15,461	-	-	15,461	15,532
Messenger	-	22,580	-	-	22,580	20,635
Stationery and Postage	-	-	-	8,298	8,298	4,491
Premises (Cleaning, repairs, security, light, power and utilities)	2,608	-	-	23,469	26,077	20,885
Legal & Professional	-	255,684	-	5,424	261,108	81,185
Computer Software Maintenance & Licences	-	-	-	17,935	17,935	16,914
Communications	-	-	-	5,138	5,138	5,188
Insurance	-	-	-	10,451	10,451	6,977
Other Office Costs	-	604	-	718	1,322	1,669
Interest	-	-	-	39,486	39,486	12,413
	716,355	1,986,396	173,263	193,179	3,069,193	1,915,591
Apportioned Support Costs (Based on staff time)	-	168,066	25,113	(193,179)	-	-
Total 2021	£716,355	£2,154,462	£198,376	£-	£3,069,193	-
Total 2020	£636,221	£1,051,596	£227,774	£-	-	£1,915,591

Grants payable includes £1,093,422 in respect of the Ockbrook School bank loans (see note 24). All other grants are made to charitable institutions and are to help fund the ministry and congregations. One grant in excess of £50k was made during the year for £175,000 and was paid to The Moravian Church to cover losses incurred in the year. Legal & Professional fees of £255,684, charged to Domestic Charitable activities relate to fees incurred as part of the review and restructuring exercise of Fulneck and Ockbrook Schools.

THE MORAVIAN UNION (INCORPORATED)**NOTES TO THE FINANCIAL STATEMENTS (Continued)****FOR THE YEAR ENDED 31 AUGUST 2021****6. STAFF COSTS**

	2021	2020
	£	£
Salaries – Archives	40,369	39,166
Salaries – Administrative	152,270	142,762
Social Security Costs – Archives	4,411	4,260
Social Security Costs – Administrative	14,713	14,206
Pension Costs – Archives	2,989	3,416
Pension Costs - Administrative	8,968	8,744
Staff Costs	223,720	212,554
Other Costs	3,847	3,263
	<u>£227,567</u>	<u>£215,817</u>

For the purposes of the disclosures in note 5, these costs are analysed as follows:-

Staff Costs	175,951	165,712
Archive Staff Costs	51,616	50,105
	<u>£227,567</u>	<u>£215,817</u>

No employee earned £60,000 or more during the period. The average number of staff was 4 (2020: 4).

The Key Management Personnel of the Charity are those persons having authority and responsibility for planning, directing and controlling the activities of the Charity, directly or indirectly, including any trustee of the Charity. Key Management Personnel of the Moravian Union are considered to be the members of the Provincial Elders' Conference, who are also the trustees.

Trustees' Remuneration and Benefits

The Trustees are not remunerated for their services.

An amount of £6,289 (2020: £12,766) was reimbursed to 6 (2020: 6) members of the Committee of Management in respect of travel expenses incurred during the period.

7. NET INCOME FOR THE YEAR

	2021	2020
	£	£
Net income for the year is stated after charging:		
Auditors remuneration		
For audit - current year	25,800	25,740
For other services - current year	-	-
Depreciation	<u>42,275</u>	<u>43,657</u>

THE MORAVIAN UNION (INCORPORATED)**NOTES TO THE FINANCIAL STATEMENTS (Continued)****FOR THE YEAR ENDED 31 AUGUST 2021****8. TANGIBLE FIXED ASSETS**

	Freehold Property £	Fixtures, Fittings & Equipment £	Total £
Cost			
At 1 September 2020	2,904,481	20,831	2,925,312
Additions	-	655	655
Disposals	(210,856)	-	(210,856)
At 31 August 2021	<u>2,693,625</u>	<u>21,486</u>	<u>2,715,111</u>
Depreciation			
At 1 September 2020	574,666	9,201	583,867
Depreciation for the Period	35,544	6,731	42,275
Eliminated on Disposal	(21,573)	-	(21,573)
At 31 August 2021	<u>588,637</u>	<u>15,932</u>	<u>604,569</u>
Net Book Value			
At 31 August 2021	<u>£2,104,988</u>	<u>£5,554</u>	<u>£2,110,542</u>
At 31 August 2020	<u>£2,329,815</u>	<u>£11,630</u>	<u>£2,341,445</u>

The Moravian Union is custodian trustee of other properties occupied by congregations, which are not reflected in these accounts.

9. INVESTMENT PROPERTIES

	2021 £	2020 £
Market Value		
At 1 September 2020	18,842,160	18,338,448
Transfer from tangible fixed asset properties	-	166,205
Disposal proceeds	-	(300,487)
Realised gains/(losses)	-	90,532
Unrealised gains/(losses)	5,457,823	547,462
At 31 August 2021	<u>£24,299,983</u>	<u>£18,842,160</u>

The Charity's estate properties were valued on 3 July 2015 by an independent valuer, SHP Valuers Ltd, a firm of Chartered Surveyors registered with the Royal Institute of Chartered Surveyors. The valuation was a desktop appraisal of market value based on information on the condition of the properties supplied by the Charity's estate manager, John Forrester Ltd. Investment property valuations as at 31 August 2021 are based on that valuation adjusted by the Halifax Seasonally Adjusted Regional House Price Quarterly Indices published by the Lloyds Banking Group. In addition, The Grange and The Mount at the Ockbrook Settlement were revalued by £3,300,000 (see note 24).

THE MORAVIAN UNION (INCORPORATED)**NOTES TO THE FINANCIAL STATEMENTS (Continued)****FOR THE YEAR ENDED 31 AUGUST 2021****10. OTHER INVESTMENTS****Listed Investments at Market Value**

	2021	2020
	£	£
At 1 September 2020	4,682,305	4,921,434
Additions	1,554,102	2,367,014
Disposal Proceeds	(1,666,908)	(2,452,897)
Realised Gains/(Losses)	142,163	(59,016)
Unrealised Gains/(Losses)	626,197	(94,230)
At 31 August 2021	<u>£5,337,859</u>	<u>£4,682,305</u>

Quoted securities are listed on a recognised stock exchange in the UK.

The following holdings represented more than 5% of the total portfolio at 31 August 2021.

	Market Value	
	2021	2020
	£	£
The Charities Property Fund	<u>£425,150</u>	<u>£413,558</u>

11. DEBTORS

	2021	2020
	£	£
Due from congregations, schools and other loans	1,604,311	770,390
Due from parent organisation	82,585	84,758
Other Debtors	108,655	78,769
Prepayments and accrued income	115,851	109,819
Agents Balances	40,092	62,235
Rent Due	37,437	35,605
	<u>£1,988,931</u>	<u>£1,141,576</u>

Included above are debtors amounting to £1,480,285 (2020: £632,543) receivable after more than one year representing loans to three congregations (£91,078) and Fulneck School (£1,389,207).

Loans to congregations carry interest at 2% above bank base rate and were made to further the Charity's purposes.

THE MORAVIAN UNION (INCORPORATED)**NOTES TO THE FINANCIAL STATEMENTS (Continued)****FOR THE YEAR ENDED 31 AUGUST 2021****12. BANK AND CASH**

	2021	2020
	£	£
Deposits		
UBS	156,417	49,539
VESTRA	24,078	54,298
	<u>£180,495</u>	<u>£103,837</u>
Cash at bank and in hand		
Current Account	10,651	189,563
Cash in hand	500	500
	<u>£11,151</u>	<u>£190,063</u>

13. (a) CREDITORS: Amounts falling due within one year

	2021	2020
	£	£
Congregations, schools and related organisations	102,899	100,881
Due to parent organisation	-	-
Social Security and other taxes	9,853	8,173
Other Creditors	2,008,267	906,067
Accruals and Deferred Income	92,944	77,435
Rent received in advance	18,216	17,737
Bank loan (see 13. (b) below)	491,069	-
Bates Trust Loan (see 13. (b) below)	49,431	48,843
	<u>£2,772,679</u>	<u>£1,159,136</u>

Other creditors includes an advance of £1,975,200 from UBS secured against the investment portfolio to aid the Moravian Union's cashflow position. The drawdown is subject to interest at 1.75% above the UBS cost of funding the Call Loan for the relevant interest period and for the relevant currency and is repayable on demand. The market value of the investment portfolio managed by UBS at the year end amounted to £3,793,024.

THE MORAVIAN UNION (INCORPORATED)
NOTES TO THE FINANCIAL STATEMENTS (Continued)
FOR THE YEAR ENDED 31 AUGUST 2021

13. (b) **CREDITORS: Amounts falling due after more than one year**

	1 – 2 years £	2 – 5 years £	More than 5 years £	2021 £
Bank loans	59,818	184,891	257,644	502,353
Bates Trust Loan	50,935	159,379	48,957	259,271
	<u>£110,753</u>	<u>£344,270</u>	<u>£306,601</u>	<u>£761,624</u>

During 2017 a loan of £500,000 was extended to The Moravian Union by the Mrs EM Bates Trust. The loan was to provide investment funding to The Moravian Union to undertake a major fixed asset properties repair programme. The loan is to be repaid over a period of 10 years and is secured against 49 Creighton Avenue, a property currently valued at in excess of £1.3m. Interest is charged at 2% above base rate. The loan is considered a concessionary loan.

As indicated in Note 24 to these financial statements, during the current year the Moravian Union, as Guarantor, assumed responsibility for the liability in respect of its fellow subsidiary's outstanding bank loan balances which amounted to £993,422 at the year end. £491,069 is repayable within the next 12 months. The loans outstanding are secured against Moravian Union property.

14. **ANALYSIS OF NET ASSETS BETWEEN THE FUND BALANCES**

	General £	Designated £	Restricted £	Total as at 31 August 2021 £
Fixed Assets	5,554	2,104,988	-	2,110,542
Cash and Investments*	1,320,582	21,342,674	3,016,232	25,679,488
Other Net Assets*	162,328	(4,261,282)	740,209	(3,358,746)
	<u>£1,488,464</u>	<u>£19,186,380</u>	<u>£3,756,441</u>	<u>£24,431,285</u>

*General fund analysis reflects the UBS cash drawdown (note 13(a)) netted against Cash and Investments but disclosed within Other Net Assets on the Balance Sheet.

Analysis of net assets between fund balances as at 31 August 2020

	General £	Designated £	Restricted £	Total as at 31 August 2020 £
Fixed Assets	11,630	2,329,815	-	2,341,445
Cash and Investments	1,218,943	19,140,328	2,609,094	22,968,365
Other Net Assets	565,864	(4,775,046)	706,997	(3,502,185)
	<u>£1,796,437</u>	<u>£16,695,097</u>	<u>£3,316,091</u>	<u>£21,807,625</u>

THE MORAVIAN UNION (INCORPORATED)
NOTES TO THE FINANCIAL STATEMENTS (Continued)
FOR THE YEAR ENDED 31 AUGUST 2021

15. **RESTRICTED FUNDS**

	Opening Balances	Incoming Resources	Resources Expended	Realised Inv. Gains/ (Losses)	Unrealised Inv. Gains/ (Losses)	Unrealised Reval. Gains/ (Losses)	Transfers Between Reserves	Closing Balances
	£	£	£	£	£	£	£	£
Evangelical	157,493	8,135	(29,375)	2,676	11,789	-	22,740	173,457
Ministers Emoluments	593,529	30,880	(15,880)	14,102	62,116	-	-	684,747
Education	97,865	11,876	(53,032)	1,804	7,944	-	48,611	115,069
Overseas	326,502	2,374	(2,374)	9,336	41,122	-	-	376,961
Property	1,688,509	48,722	(51,474)	40,316	177,581	-	-	1,903,655
Relief of Poverty	2,986	68	(68)	83	366	-	-	3,435
Other	449,207	66,181	(183,003)	6,808	29,989	-	129,937	499,117
	<u>£3,316,091</u>	<u>£168,236</u>	<u>£(335,206)</u>	<u>£75,125</u>	<u>£330,907</u>	<u>£-</u>	<u>£201,288</u>	<u>£3,756,441</u>

Restricted Funds for the year ended 31 August 2020:

	Opening Balances	Incoming Resources	Resources Expended	Realised Inv. Gains/ (Losses)	Unrealised Inv. Gains/ (Losses)	Unrealised Reval. Gains/ (Losses)	Transfers Between Reserves	Closing Balances
	£	£	£	£	£	£	£	£
Evangelical	99,849	4,682	(27,147)	(1,858)	(2,967)	-	84,934	157,493
Ministers Emoluments	609,148	14,920	(14,920)	(6,015)	(9,604)	-	-	593,529
Education	(35,252)	10,010	(57,724)	(751)	(1,199)	-	182,781	97,865
Overseas	336,598	2,277	(2,277)	(3,888)	(6,208)	-	-	326,502
Property	1,779,966	74,318	(122,465)	(16,679)	(26,631)	-	-	1,688,509
Relief of Poverty	3,076	63	(63)	(35)	(55)	-	-	2,986
Other	319,709	37,732	(185,830)	(2,833)	(4,528)	-	284,957	449,207
	<u>£3,113,094</u>	<u>£144,002</u>	<u>£(410,426)</u>	<u>£(32,059)</u>	<u>£(51,192)</u>	<u>£-</u>	<u>£552,672</u>	<u>£3,316,091</u>

Each broad category consists of numerous individual funds which address a wide variety of issues. They are represented by a proportion of the Charity's fixed assets, cash, and investments. On closure of a congregation its outstanding reserves, which are treated as restricted funds in these financial statements, can be used for the general purposes of the Moravian Church and will be transferred to unrestricted funds. Overdrawn restricted funds will receive funds in the following financial year.

THE MORAVIAN UNION (INCORPORATED)
NOTES TO THE FINANCIAL STATEMENTS (Continued)
FOR THE YEAR ENDED 31 AUGUST 2021

16. DESIGNATED FUNDS

Designated Funds have been set up for the following broad categories of purposes.

	Opening Balance £	Incoming Resources £	Resources Expended £	Realised/ Unrealised Inv. Gains/ (Losses) £	Actuarial Gains/ (Losses) on Defined Benefit Pension £	Unrealised Reval. Gains/ (Losses) £	Transfers Between Reserves £	Closing Balances £
Defined Benefit								
Pension Scheme	(4,040,934)	-	-	-	-	-	267,432	(3,773,502)
Ministers Emoluments	(119,166)	8,915	(282)	5,985	-	-	-	(104,548)
Property	1,920,927	2,414	(2,610)	51,320	-	-	-	1,972,051
Investment Property – Cost	1,629,034	-	-	-	-	-	-	1,629,034
Investment Property – Revaluation	17,213,127	-	-	-	-	5,457,824	(1,093,422)	21,577,529
Other	1,916	13	(13)	285	-	-	-	2,201
Mission Renewal	90,193	-	-	-	-	-	-	90,193
	<u>£16,695,097</u>	<u>£11,342</u>	<u>£(2,905)</u>	<u>£57,590</u>	<u>£-</u>	<u>£2,157,824</u>	<u>£267,432</u>	<u>£21,392,958</u>

Designated Funds for the year ended 31 August 2020:

	Opening Balance £	Incoming Resources £	Resources Expended £	Realised/ Unrealised Inv. Gains/ (Losses) £	Actuarial Gains/ (Losses) on Defined Benefit Pension £	Unrealised Reval. Gains/ (Losses) £	Transfers Between Reserves £	Closing Balances £
Defined Benefit								
Pension Scheme	(4,306,007)	-	-	-	-	-	265,073	(4,040,934)
Ministers Emoluments	(126,273)	8,574	(270)	(1,197)	-	-	-	(119,166)
Property	1,929,070	2,491	(2,340)	(8,294)	-	-	-	1,920,927
Investment Property – Cost	1,607,327	-	-	-	-	-	21,707	1,629,034
Investment Property – Revaluation	16,731,122	-	-	-	-	547,463	(65,458)	17,213,127
Other	1,973	13	(13)	(22)	-	-	-	1,916
Mission Renewal	90,306	-	(113)	-	-	-	-	90,193
	<u>£15,927,518</u>	<u>£11,078</u>	<u>£(2,736)</u>	<u>£(9,513)</u>	<u>£-</u>	<u>£547,463</u>	<u>£221,322</u>	<u>£16,695,097</u>

Each category consists of numerous designated funds which are represented by a proportion of the Charity's fixed assets, cash and investments and other assets and which relate to a variety of purposes identified by the trustees. The Defined Benefit Pension Scheme Fund represents the value of the unfunded deficit on the scheme (Note 17(i)).

THE MORAVIAN UNION (INCORPORATED)**NOTES TO THE FINANCIAL STATEMENTS (Continued)****FOR THE YEAR ENDED 31 AUGUST 2021****17. PENSION COSTS**

The Moravian Church through the Moravian Union operates three pension schemes,

(i) Defined benefit pension scheme

Under this scheme discretionary pensions were paid to retired ministers in service prior to 31 August 2010 in accordance with the rules established by Synod, provided sufficient funds were available. The assets used to pay these pensions are not held separately from other funds of the Charitable Company. As a result of a resolution passed at the 2016 British Provincial Synod, The Moravian Union has recognised these pensions as an obligation and has obtained an actuarial valuation of the liability at the 31 August 2017. The trustees consider changes to the employee demographics since the last actuarial valuation to be trivial and no change to the value of the future obligation is considered necessary.

Employee benefit obligations for the Moravian Church in respect of the Liability

The amounts recognised in the Balance Sheet are as follows:

	31/08/2021	31/08/2020
	£	£
Fair value of Liability Assets	-	-
Present value of funded obligations	(3,773,502)	(4,040,934)
Net (under)/overfunding of Liability	<u>£(3,773,502)</u>	<u>£(4,040,934)</u>
Unrecognised assets	-	-
Net Defined Benefit Liability	<u>£(3,773,502)</u>	<u>£(4,040,934)</u>

The amounts recognised in the Statement of Financial Activities are as follows:

	31/08/2021
	£
Service cost	-
Cost of benefit changes	-
Curtailment costs / (gains)	-
Settlement costs / (gains)	-
Net Interest on Net Defined Benefit Liability	-
Expense recognised in Profit or Loss	<u>£-</u>

The Moravian Union contributed £267,432 to fund the payment of benefits over the year from 1 September 2020 to 31 August 2021. No contributions were made by members over the period as the Liability is an unfunded arrangement.

No contributions are expected from the Church or from members over the next year from 1 September 2021 to 31 August 2022. The liability is unfunded and pensions are paid directly by the Moravian Union.

THE MORAVIAN UNION (INCORPORATED)**NOTES TO THE FINANCIAL STATEMENTS (Continued)****FOR THE YEAR ENDED 31 AUGUST 2021****17. PENSION COSTS (Continued)**

Changes in the present value of the Liability's Defined Benefit Obligation are as follows:

	31/08/2021	31/08/2020
	£	£
Opening Defined Benefit Obligation	4,040,934	4,306,007
Service cost	-	-
Contributions by members	-	-
Cost of benefit changes	-	-
Curtailment costs / (gains)	-	-
Liabilities extinguished on settlements	-	-
Benefits paid	(267,432)	(265,073)
Interest on obligation	-	-
Experience losses / (gains)	-	-
Losses / (gains) from changes in assumptions	-	-
Closing Defined Benefit Obligation	<u>£3,773,502</u>	<u>£4,040,934</u>

The weighted average duration of the liabilities of the Liability was 14 years as at 31 August 2017.

Employee Benefit Obligations for The Moravian Union in Respect of the Liability

Changes in the fair value of the assets are as follows:

	31/08/2021	31/08/2020
	£	£
Opening fair value of Liability assets	-	-
Interest on assets	-	-
Return on assets (not included in interest)	-	-
Assets distributed on settlements	-	-
Contributions by Moravian Union	-	-
Contributions by members	-	-
Benefits paid	-	-
Administration expenses	-	-
Closing fair value of Liability assets	<u>£-</u>	<u>£-</u>

Principal actuarial assumptions used for the most recent FRS 102 disclosures:

	31/08/2017
	% pa
Discount rate at end of year	2.40
Rate of increase in deferred pensions (LPI 3%)	2.60
Rate of increase in deferred pensions (LPI 4%)	3.00
Rate of increase in pensions in payment (LPI 3%)	2.60
Rate of increase in pensions in payment (LPI 4%)	3.00

THE MORAVIAN UNION (INCORPORATED)**NOTES TO THE FINANCIAL STATEMENTS (Continued)****FOR THE YEAR ENDED 31 AUGUST 2021****17. PENSION COSTS (Continued)****Mortality Assumptions**

The mortality assumptions are based on standard mortality tables which allow for future mortality improvements. The assumptions are that a member aged 65 will live on average until age 87 if they are male and until age 89 if female.

For a member currently aged 50 the assumptions are that if they attain age 65 they will live on average until age 88 if they are male and until age 91 if female.

(ii) Active ministers defined contribution scheme

With effect from 31 December 2015 the discretionary scheme for active ministers was discontinued and replaced by a defined contribution scheme. Benefit entitlements at 31 December 2015 under the previous scheme, which were recognised as obligations by Synod during the preceding year, have been calculated and index linked to retirement, capped at either 3% or 4%, as part of the actuarial valuation.

(iii) Other employees personal pension plans

Other employees hold personal pension plans and contribute at rates chosen by themselves. The Moravian Union contributes 7% of pensionable salaries to each plan. The employer's contribution in the year was £11,957 (2020: £12,160).

18. RECONCILIATION OF SURPLUS TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2021	2020
	£	£
Surplus for the year	4,830,238	89,001
Investment income	(1,031,557)	(918,858)
Interest paid	39,486	12,413
Depreciation	42,275	43,656
(Gains) on disposal of properties	(71,184)	-
(Gains) on investment assets	(6,226,183)	(484,748)
Decrease/(Increase) in Stock	(1,695)	305
(Increase)/Decrease in Trade and Other Debtors	(847,355)	(356,158)
Increase/(Decrease) in Trade and Other Creditors	1,612,953	809,964
Movement in Defined Pension Liability	(267,432)	(265,073)
	<u>£(1,920,454)</u>	<u>£(1,069,498)</u>

THE MORAVIAN UNION (INCORPORATED)**NOTES TO THE FINANCIAL STATEMENTS (Continued)****FOR THE YEAR ENDED 31 AUGUST 2021****19. RELATED ORGANISATIONS**

The Moravian Union (Incorporated), as part of the British Province of the Moravian Church, is related to the following organisations:

Moravian Church
Fulneck School
Ockbrook School
Congregations in Great Britain and Northern Ireland
Fulneck Choir House

Two of the Moravian Union's Trustees are also Trustees of the London Association in Aid of Moravian Missions.

The company received/(paid) the following amounts (to)/ from related parties during the period:

	2021	2020
	£	£
Assessments received from Fulneck School	-	7,200
Assessments received from Ockbrook School	-	7,200
Interest on loan to Ockbrook School	-	4,036
Interest on loan to Fulneck School	32,876	3,722
Interest on loans to Congregations	1,923	1,458
Assessments received from Congregations	61,567	77,358
Assessments received from Fulneck Choir House	-	-
Mrs E M Bates Trust donation	315,110	324,064
Grant to Moravian Church	(175,000)	(212,000)
Grant to Ockbrook School	1,093,422	-
London Association in Aid of Moravian Missions donation	63,000	61,000
Grants to congregations	4,000	122,000

At 31 August 2021, the following balances were outstanding

	2021	2020
	£	£
Due from Mrs E M Bates Trust	71,110	80,020
Due from/(to) Moravian Church	82,585	84,758
Due from Ockbrook School	-	13,177
Due from Fulneck School	1,499,772	684,405
Due from Congregations	104,538	72,808
Due to Congregations	(102,900)	(100,881)
Due to Mrs E M Bates Trust	(308,702)	(357,545)

20. ULTIMATE PARENT ORGANISATION

The Ultimate Parent, which operates in the United Kingdom, is The British Province of the Unitas Fratrum operating as The Moravian Church, registered charity number 251211. The accounts of the parent charity can be obtained from Moravian Church House, 5-7 Muswell Hill, London, N10 3TJ.

THE MORAVIAN UNION (INCORPORATED)**NOTES TO THE FINANCIAL STATEMENTS (Continued)****FOR THE YEAR ENDED 31 AUGUST 2021****21. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted Funds		Restricted Funds	Year Ended 31 August 2020
	General	Designated	Funds	
	£	£	£	£
INCOME AND ENDOWMENTS FROM				
Donations and Legacies	403,095	-	56,033	459,128
Investments	837,115	5,244	76,499	918,858
	1,240,210	5,244	132,532	1,377,986
Charitable Activities	124,554	5,834	11,470	141,858
Total Income	1,364,764	11,078	144,002	1,519,844
EXPENDITURE ON				
Raising Funds				
Investment Management Costs	(614,823)	(2,623)	(18,775)	(636,221)
Charitable activities	(887,606)	(113)	(391,651)	(1,279,370)
Total Expenditure	(1,502,429)	(2,736)	(410,426)	(1,915,591)
Net Gains/(Losses) on Investments	30,084	537,915	(83,251)	484,748
Net income/(expenditure) for the year	(107,581)	546,257	(349,675)	89,001
Actuarial Gains/(Losses) on Defined Benefit Pension Schemes	-	-	-	-
Transfers between Reserves	(773,994)	221,322	552,672	-
NET MOVEMENT IN FUNDS	(881,575)	767,579	202,997	89,001
Total Funds Brought Forward	2,678,012	15,927,518	3,113,094	21,718,624
Total Funds Carried Forward	£1,796,437	£16,695,097	£3,316,091	£21,807,625

THE MORAVIAN UNION (INCORPORATED)

NOTES TO THE FINANCIAL STATEMENTS (Continued)

FOR THE YEAR ENDED 31 AUGUST 2021

23. CONTINGENT LIABILITIES

The Trustees of the Moravian Church are in the process of ensuring the long-term financial viability of Fulneck School. This has involved providing substantial financial support to the School via the Moravian Union which may need to be provided against in part or in full. At the date of approval of these financial statements loans to Fulneck School amounted to £1,649,772. In addition, the Moravian Union acts as guarantor in respect of Fulneck School's loans from RBS. This represents a future potential liability of the Moravian Union.

The Trustees are confident that the assets of the Moravian Union are sufficient to meet these liabilities if they crystallise.

24. OCKBROOK SCHOOL BANK LOANS

On 28 July 2021 Ockbrook School, a fellow subsidiary of the Moravian Union, was put into administration. The Moravian Union acted as guarantor in respect of the School's loans from NatWest Bank, which are secured on properties owned by the Moravian Union. In accordance with a payment plan agreement dated 26 July 2021, the Moravian Union agreed to assume responsibility for repayment of the outstanding loans. The aggregate value of the loans was £1,093,422 in respect of three loans and the payment plan required an initial settlement of £100,000 prior to 31 August 2021 with clearance of the balance on two loans on the immediate sale of the Union's Lynton Mead property. Sale of that property was completed in September 2021 and a lump sum settlement of £432,135 was then made. The transfer of liability to the Moravian Union has been treated as a grant payable by the charitable company.

The outstanding balance represents the balance on the Ockbrook School loan originally drawdown in 2015 and repayment terms are in accordance with that original agreement, unless additional funds become available for earlier settlement. This bank loan is repayable in monthly instalments of £5,610 which include interest charged at rates of 1.5%pa and at 1.86% over bank base rate pa.

The outstanding loan balance is secured by two Moravian Union properties at the Ockbrook Settlement site, The Grange and The Mount. These have previously been carried as investment properties at negligible value in the books of the Moravian Union but as a result of the closure of the School, the properties are now available and it is the Trustees intention to market the two properties either to lease or sell to a third party. Non-binding offers for the two properties have already been received and as a result the Trustees have included a prudent revaluation gain of £3,300,000 in aggregate.

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NOT FOR PUBLICATION**

APPENDIX

THE MORAVIAN UNION (INCORPORATED)

ESTATE REVENUE ACCOUNT

FOR THE YEAR ENDED 31 AUGUST 2021

	-----YEAR ENDED 31 AUGUST 2021-----							YEAR ENDED 31 AUGUST 2020	
	Repairs £	Commission & Legal Fees £	Insurance £	Compensation Gas, Electric, Council Tax £	Total Expenditure £	Turnover Gross Rents £	Profit/(Loss) £	Turnover Gross Rents £	Profit/(Loss) £
Estate									
Fairfield	249,030	47,629	12,973	19,410	329,042	299,273	(29,769)	292,841	76,977
Fulneck	142,978	34,534	11,641	6,284	195,437	255,103	59,666	240,275	83,470
Gomersal	5,952	5,625	2,280	617	14,474	35,986	21,512	35,450	(1,900)
Wellhouse & Wyke	10,567	8,331	2,293	1,106	22,297	55,284	32,987	52,787	3,802
Ockbrook	75,152	20,653	5,627	6,714	108,146	135,357	27,211	123,659	(14,714)
	483,679	116,772	34,815	34,131	669,397	781,003	111,606	745,012	147,635
Manse Rents and Other Costs	-	4,725	3,479	-	8,204	19,216	11,012	16,861	14,666
	<u>£483,679</u>	<u>£121,497</u>	<u>£38,294</u>	<u>£34,131</u>	<u>£677,601</u>	<u>£800,219</u>	<u>£122,618</u>	<u>£761,873</u>	<u>£162,301</u>

Repairs costs include major works required to ensure properties are in a suitable condition for future rental.