

## Gasworks Dock Partnership

(A company limited by guarantee)

Report and Financial Statements  
Year ended 31 January 2020

Charity number 1141523

Company number: 07135282



Cody Dock, 11c South Crescent, Cody Road, Canning Town, London E16 4TL

## **Gasworks Dock Partnership (GDP)**

### **Reference and administrative details**

Charity number: 1141523  
Company number: 07135282  
Principal Office: Cody Dock, 11c South Crescent, London E16

### **Directors and trustees**

Chair:	Marcus Mackenzie	(Appointed Dec 2016)
Company Secretary:	Timothy Vaughan	(Appointed April 2018)
Treasurer:	David Asuni	(Appointed Sept 2015)
Trustees:	Martin Torres	(Appointed November 2016)
	Bianca Mawani	(Appointed June 2016)
	Abigail Lewis	(Appointed April 2018)
Chief Executive Officer:	Simon Myers	(Appointed Oct 2015)

### **Our advisers**

Engineers:	Robert West, Delta House, 175 Borough High Street, London SE1 1HR
Planning Consultants:	Tibbalds Planning and Urban Design Ltd, 19 Maltings Place, London, SE1 3JB
Architects:	PUP Architects, 44 Grayling Rd, Stoke Newington, London N16 0BT Office for Crafted Architecture, Unit 2. Cody Dock, 11c South Crescent, London E16 4TL
Independent examiner:	Simon Goodridge ACA, Knox Cropper LLP Chartered Accountants, 65 Leadenhall Street, London, EC3A 2AD
Solicitors:	Freshfields Bruckhaus Deringer LLP, 65 Fleet Street, London EC4Y 1HS
Bankers:	Triodos, Brunel House, 11 the Promenade, Clifton, Bristol BS8 3NN CAF Bank Limited, 25 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4JQ

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The trustees are pleased to present their annual report together with the financial statements of the charity for the year ended 31 January 2020 which are also prepared to meet the requirements for a directors' report and accounts for Companies Act purposes.

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association, and 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) - (Charities SORP FRS 102 second edition).

### **Chief Executive's Report**

2019 was a significant year for GDP both in terms of cementing its development plans for Cody Dock and securing core revenue and capital funding to allow for the continuation and growth of the charity's site development plans and Inspiring Communities volunteer and community engagement programs.

In January 2019 GDP submitted its final application to the National Lottery Community Fund for continuation funding support for a further 4 years and anticipated a decision by April 2019.

In April 2019 GDP received confirmation of its section 106 agreement with Newham Planning which paved the way for GDP to complete a series of funding applications to carry out the first round of its development plans and normalisation of all its development to date. Further good news came in the form of a £30k unrestricted grant from the Fore Foundation and £14k from Reach to support core salaries and social enterprise business development.

In June 2019 our 3 year core funded support from the TNLF came to an end and the charity was told that a decision had not yet been reached for its continuation. This presented GDP with a potential cashflow shortfall so GDP applied for a loan to the value of £30k from the Big Issue Invest to cover the funding gap as it was felt that losing staff and suspending our community engagement program would be detrimental to GDP's ability to deliver the program in the medium term. The National Lottery also agreed a further £27k of interim continuation funding to help cover the funding gap pending the final decision as to the continuation funding grant from the National Lottery.

In July 2019 GDP received the fantastic news that its funding application to the Veolia Environmental Trust for £350k of capital funding to construct a purpose made community centre with events space, canteen and café had been approved.

In September 2019 GDP received further good news that an additional £150k of capital funding had been awarded by the London Marathon Foundation for the construction of a new changing room and toilet facility and connection to mains water and power.

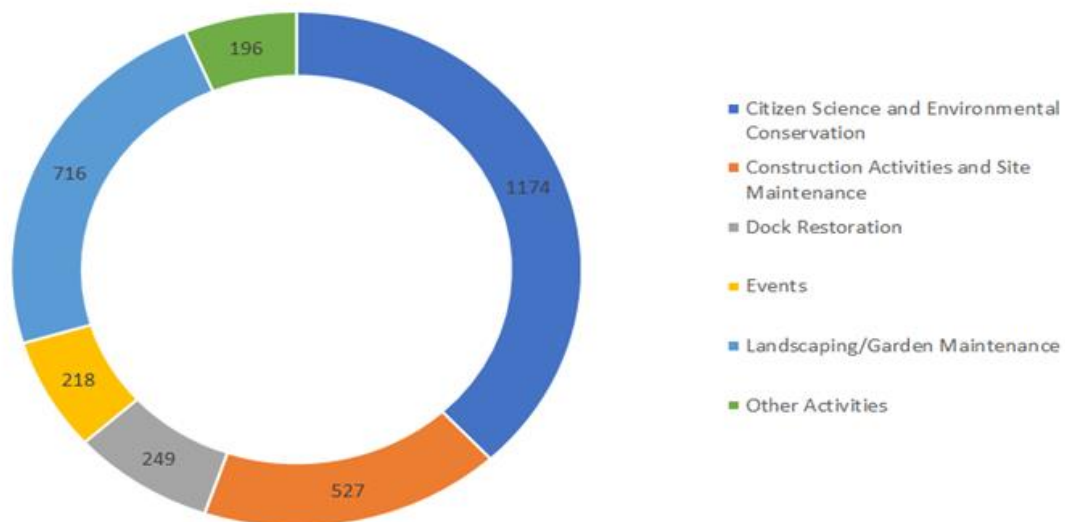
These two new buildings constitute a significant first major step in the realisation of GDP's master plan for Cody Dock and will enable it to continue cater for over 1,000 volunteers and the growing number of local residents, schools and visitors that are currently dependant on ad hoc temporary buildings and off-grid utilities that were beginning to groan under the increased demand.

In November 2019 our application for four years of continuation funding from the National Lottery Community Fund was successful and GDP was awarded £495k of grant funding to be spread over four years from November 2019.

With the completion of our 3 year Inspiring Communities program in June 2019 we have included the following charts highlighting some of the key outputs from this highly successful program. These charts reflect all data relating to the work undertaken - Appendix A provides data specific to the London Borough of Newham

Over the year the total number of volunteers was 1267 who completed 3070 hours spread across a variety of volunteering project activities; the chart below provides a breakdown.

**Community Volunteer Hours by Project Activity**  
1<sup>st</sup> Feb '19 – 31<sup>st</sup> Jan 20

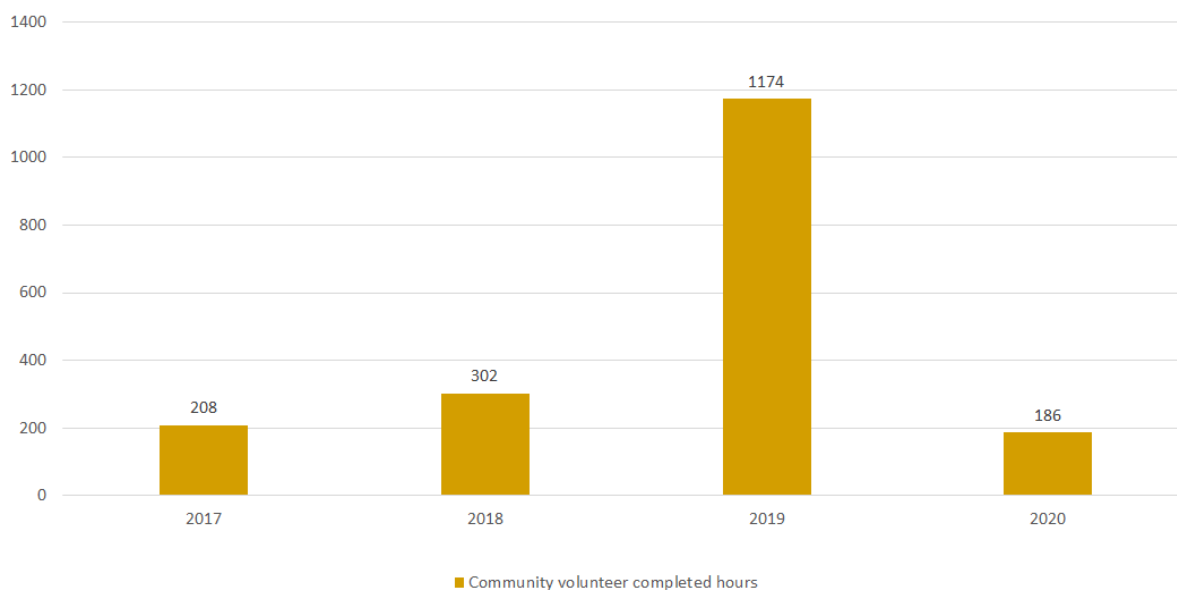


As the site continues to develop, we remain committed to expanding our Citizen Science and Environmental Conservation programme; there are various strands to this programme and the chart below shows the rise in volunteer participation as we develop and introduce more strands. The chart demonstrates our continued commitment to engaging with local schools to increase environmental and conservation awareness and knowledge.

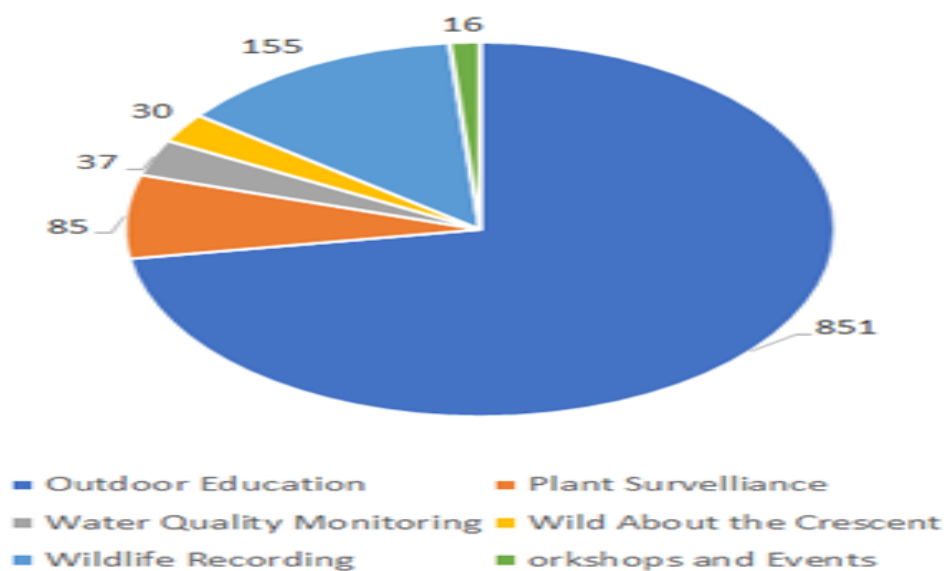
## Gasworks Dock Partnership (GDP)

### Report of the trustees for the year ended 31 January 2020

Citizen Science and Environmental Conservation Programme  
2017 - Present



2019 – Breakdown of  
community volunteer  
completed hours by activity



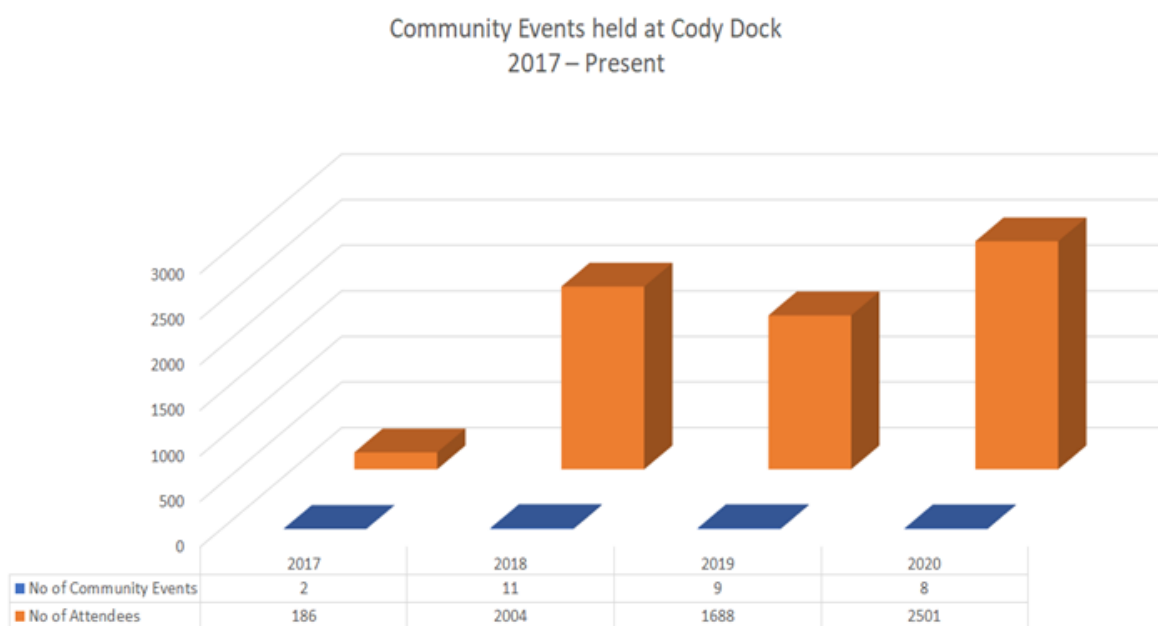
Local schools continue to be an important part of our Citizen Science and Environmental Conservation programme; this year 367 schoolchildren from 6 Newham based schools visited Cody Dock to participate in our Outdoor Education projects. Additionally 6 Universities/Colleges (2 within London Borough of Newham) participated in various programmes/projects.

Cody Dock, 11c South Crescent, Cody Road, Canning Town, London E16 4TL

## Gasworks Dock Partnership (GDP)

### Report of the trustees for the year ended 31 January 2020

The local community remains at the heart of everything we do and we continue to host regular community events throughout the year reflecting the different seasons and celebrating different key dates. The chart below demonstrates our continued commitment to these events showing a steady increase in the number of people attending over the years.

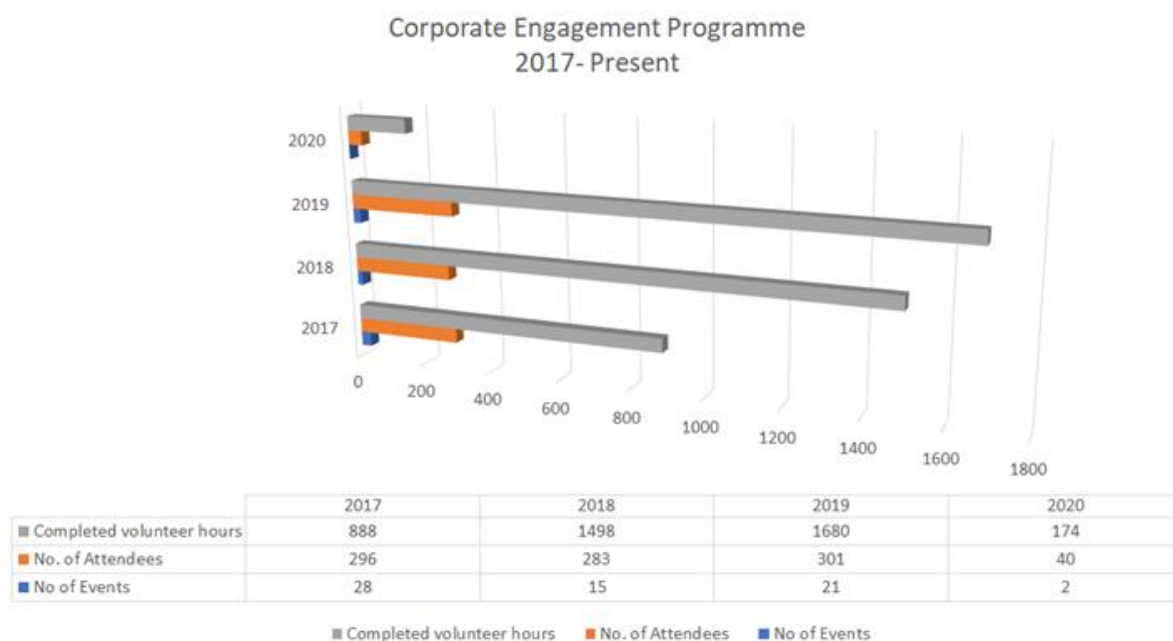


A high percentage of new sign ups to volunteer at Cody Dock continue to be from individuals living within the London Borough of Newham. **Appendix A (Ref: Chart LBN -1)** shows over 80% of individuals signing up to volunteer live within LBN - this is an increase on the previous year.

Our Corporate Engagement Programme continues to grow as shown in the chart below; there is a good mix of organisations returning year on year and those coming along for the first time. Of the organisations volunteering this year just under a third are based within LBN.

## Gasworks Dock Partnership (GDP)

### Report of the trustees for the year ended 31 January 2020



We also work with partnership businesses based within LBN providing them with volunteering opportunities which contribute towards the ongoing regeneration of the site and improvement to the surrounding area. **Appendix A (Ref Chart LBN-2)** shows just over 230 volunteering sessions were undertaken contributing over 500 volunteer hours.

This area of work was expanding but unfortunately has been hampered by the impact of the coronavirus pandemic. However, we have adapted, and since March 2020 have been working with both the London Borough of Newham and Age UK (East) providing training to facilitate an effective telephone befriending service to the most vulnerable and isolated local residents. The training has been supplemented by ongoing supervision/support sessions. **Appendix A (Ref Chart LBN-3)** details numbers of sessions held, individuals trained and an estimate of numbers of local residents benefiting from this work.

## Gasworks Dock Partnership (GDP)

### Report of the trustees for the year ended 31 January 2020

With the launch of a further four years of our Inspiring Communities program and imminent start to two major capital projects, we have included the following table to outline changes to our staffing structure, new priorities and target outputs and outcomes for the next twelve months.

Build Deliverables	Services Available	When	Charitable Objective Link
Leaway and Water Sports facility	Watersports for registered watersports clubs Recreational facilities for local and surrounding communities	June 2021	The Maintenance , improvement or provision of public amenities  The advancement of education, training or retraining , particularly among unemployed people and providing unemployed people with work experience  The promotion of the arts and crafts and craftsmanship and the advancement of education
Community Centre	Event hosting Café Performances	April 2022	

Ongoing Builds	Planned Services	Planned start	Charitable Objective Link
Studio and Workshop space	Training facilities Workshops Art Studios Office Space	November 2020	The creation of training and employment opportunities by provision of workspaces, buildings and/or land for use on favourable terms

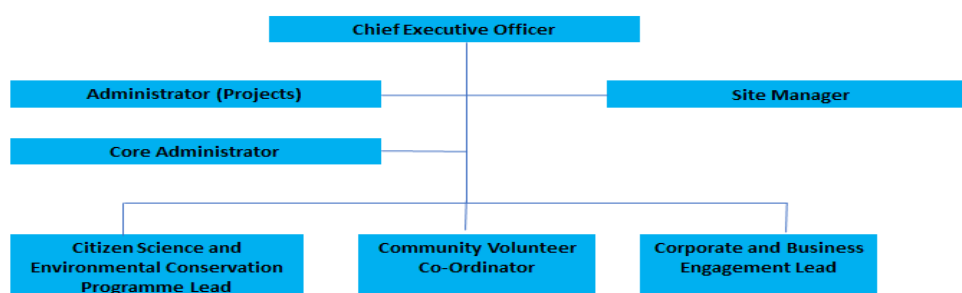


## Gasworks Dock Partnership (GDP)

### Report of the trustees for the year ended 31 January 2020

Volunteering Programmes	Contributing to	Planned Completion
Brickwork	Dock Restoration	2023-2024
Citizen Science and Environmental Conservation	Nurturing spaces that have the capacity to inspire greater social and environmental cohesion	Ongoing
Community Boat Crew (Training)	The River Princess Service	Ongoing

### Gasworks Dock Partnership : Staffing Structure



Simon Myers

Chief Executive - Gasworks Dock Partnership

Cody Dock, 11c South Crescent, Cody Road, Canning Town, London E16 4TL

**Our purposes and activities**

In December 2019 our trustees tabled a motion to review our charitable objects and agreed the proposed addition of a further two objects relating to our environmental and educational activities as it was felt that these core elements of our work demanded specific reference rather than only being generally covered within our existing objects. Our Charity's objects continue to be restricted to the promotion for the public benefit of the regeneration of the London Borough of Newham, the Lower Lea Valley and the Thames Gateway by all or any of the following means:

1. The advancement of education, training or retraining, particularly among unemployed people, and providing unemployed people with work experience;
2. The creation of training and employment opportunities by the provision of workspace, buildings and/or land for use on favourable terms;
3. The maintenance, improvement or provision of public amenities;
4. The education of the public about the history of the area by the creation of an industrial heritage archive and museum;
5. The provision or assistance in the provision of recreational facilities for the public at large and/or those who, by reasons of their youth, age, infirmity or disablement, poverty or social and economic circumstances, have need of such facilities;
6. The promotion of the arts and of crafts and craftsmanship and the advancement of education.
7. such other means as may from time to time be determined and which are exclusively charitable,
8. the promotion of the conservation, protection and enhancement of the physical and natural environment, particularly but not exclusively in ways that further sustainable development,
9. the education of the public about ecology, conservation, environmental studies and sustainable development, particularly but not exclusively in respect of the nation's waterways and the ecology of the local area surrounding Cody Dock and to promote the study and research in such subjects provided that useful results thereof are published

Our vision is to see Cody Dock open as a pedestrian gateway to the existing Lower Lea River footpaths. We intend to transform the dock into a flourishing cultural quarter with new moorings, workshops and a community venue that will provide the site with a sustainable income that will enable our charity to continue delivering its more general aims.

Our general vision continues to be the nurturing of places that have the capacity to inspire and enable healthier more sustainable communities to emerge and grow. GDP also has a more general aim of promoting greater participation within the arts and promoting greater engagement with our natural ecology, waterways and industrial heritage.

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## **Gasworks Dock Partnership (GDP)**

### **Report of the trustees for the year ended 31 January 2020**

In shaping our objectives for the year and planning our activities, we have considered the Charity Commission's guidance on public benefit, including the guidance on public benefit and fee charging. We have given careful consideration to the accessibility of our Gallery, Community Boat, arts and community events when setting the levels of fees and charges so as to ensure that those on low incomes are able to access our services.

The strategies employed to achieve the charity's aims and objectives are to:

- Deliver a broad range of educational, participatory and volunteer activities and events that engage our local communities and enable us to continue to respond to their needs within our development.
- Offer a broad range of opportunities for people and organisations to co-produce environmental and educational activities at Cody Dock.
- Give groups in the borough discounted rates for hire.
- Celebrate the diversity of cultures in our local community by programming presentations by, and with, artists of different cultural backgrounds and at times that have a particular significance to different religious or cultural traditions.

Putting these strategies into action we have five areas of activity which are the:

- Implementation of our master plan that provides the framework for delivering our social enterprise business plan.
- Creation of volunteer opportunities that enable people to engage with the development of Cody Dock.
- Delivery of public events, workshops and training days.
- Support of schools and local community groups in delivering their own projects at Cody Dock.
- Provision of public space and facilities at Cody Dock that enable access to and the enjoyment of the Lower Lea River and Cody Wilds footpaths.

We have continued to support and nurture partnerships with other local groups that share our values:

- Eden Project's Big Lunch Extra
- The Royal Horticultural Society
- Poplar Harca
- Kew Gardens' Grow Wild
- Groundworks London
- Thames 21 and Love the Lea
- Totally Thames
- Open City's Open House
- Newham Council

Our broad strategy aims to involve as many local residents, community groups and businesses in the revitalisation of Cody Dock so that they have an increased sense of ownership and opportunity to help to shape a positive future for the Lower Lea Valley.

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## **Gasworks Dock Partnership (GDP)**

### **Report of the trustees for the year ended 31 January 2020**

#### **Our volunteers**

The charity's key objective is to continue to provide a place that brings people together and enables strong dynamic communities to emerge and grow. To this end, GDP has deliberately chosen to implement a great deal of its projects with volunteers. These volunteers come from a great variety of places and include local residents, students and corporates. We have worked with over 1,000 volunteers catering for over 12,000 visitors within our eighth year of activities.

#### **Our values as an organisation**

We seek to respect the diverse ethnic, faith, sexual orientation, and lifestyles of our community and stakeholders. As an organisation we try to be:

- Ambitious
- Creative
- Inclusive
- Considered

#### **Achievements and performance**

GDP has successfully completed the first half of its third and final year of its Reaching Communities funded 'Inspiring Communities' volunteer and engagement program and is on target to reach all its targets and remain within budget. On 31 January 2020 GDP there was £41,985 of unexpended Big Lottery Reaching Communities grant money within the deferred revenue balance. The following significant milestones were achieved:

- Received planning permission for GDP's Cody Dock master plan.
- Completed the restoration of the River Princess Docklands Community Boat.
- Achieved flagship status for Cody Dock's community gardens and community led environmental work.

#### **Impact and challenges from COVID-19**

Whilst it falls outside the scope of this annual return we, like many other charities and social enterprises, have been significantly impacted by the COVID-19 pandemic since lockdown restrictions started in March 2020.

To support the needs of the local community, GDP took the strategic decision to maintain public access to Cody Dock throughout lockdown. A small group of dedicated staff, volunteers and tenants, maintained Cody Dock's gardens and public spaces so as to ensure an estimated 400 people per day could access the Lea River Park for their daily exercise and wellbeing. This required GDP to risk assess and evaluate all of its community-based activities and how we managed our property. Immediate changes were implemented to ensure safe distancing and the welfare of our staff, tenants, volunteers and visitors.

Most of GDP's core staff who are funded by the National Lottery Community Fund were temporarily relocated to work from home and redeployed to maintain contact with our existing pool of volunteers and to assess how we could contribute to the Newham borough-wide effort to support local isolated or vulnerable residents.

Whilst GDP's existing funders were all able to continue their support and accommodate changes to their associated project delivery plans, the charity experienced an immediate drop in income from its social enterprise activities that over the course of the 2020 is likely to be in the region of £70,000 as a result of things such as:

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## **Gasworks Dock Partnership (GDP)**

### **Report of the trustees for the year ended 31 January 2020**

- Cancellation of Cody Dock's spring, summer and autumn fundraising events,
- Cancellation of nearly all of Cody Dock's corporate team building sessions,
- Cancellation of the majority of schools' bookings,
- Closure of Cody Dock's gallery,
- Closure of GDP's Community Boat,
- Closure of Cody Dock's outdoor classroom

#### **Impact of COVID-19 on GDP's capital projects**

The COVID lockdown restrictions have also had an impact on many of the contractors and agencies which GDP is working with or dependent upon for the delivery of its capital projects. As at the date of this report, it is estimated that the completion of the London Marathon funded Leaway Washblock and Veolia Environmental Trust funded Cody Dock Community Centre will be delayed by around six months. Whilst these projects still have the support of their funders and GDP is still confident in its ability to deliver these projects and the facilities remain viable, it is possible that further delays to the completion of these projects may occur if there is a second wave or lockdown restrictions are reintroduced.

#### **Developments emerging from COVID-19 response**

Whilst the impact from the COVID-19 pandemic has been very challenging, GDP's staff were able to effectively adapt and rise to the challenge which has resulted in a number of positive outcomes both for our charity's own operations and its beneficiaries.

- GDP had to transition to a greater level of online, integrated and cloud-based working which has given rise to operational systems that allow for greater flexibility in the workplace and improved efficiency.
- GDP's new online training services specifically developed in response to the COVID-19 pandemic lockdown restrictions resulted in our charity developing new services for people who might not otherwise have come into contact with Cody Dock or benefited from our existing services.
- Overall numbers of volunteers and beneficiaries actually increased during the period of lockdown.
- GDP's profile as a community hub supporting residents in Newham and Tower Hamlets significantly increased during lockdown, which is already resulting in new working partnerships and the development of new commissionable services.
- GDP trained over 280 Newham Council staff and volunteers in telephone befriending, and provided ongoing supervision that catered for upwards of 10,000 of Newham's most vulnerable residents.
- GDP has directed more energy into Cody Dock's online and social media presence which has significantly increased our charity's reach.
- Through coming together and working in partnership with other charities and local authorities to support people through the COVID-19 pandemic, GDP has gained greater insight into our local community's needs and this in turn has informed not only how we deliver our services but will help shape the development of activities and services that are aligned to the emerging needs of our local residents.
- New services and priorities that have come out of our experience of working in 2020 include: isolation and mental health support, providing volunteering and training opportunities for young people, supporting long term unemployed, social inclusion and environmental projects that increase civic pride and sense of community.
- GDP has experienced a significant increase in enquiries and expressions of interest in our studios for creative industries.

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## **Gasworks Dock Partnership (GDP)**

### **Report of the trustees for the year ended 31 January 2020**

#### **Financial review**

Results for the year ended 31<sup>st</sup> January 2020 are given in the Statement of Financial Activities. The assets and liabilities are given in the Balance Sheet. The financial statements should be read in conjunction with the related notes. GDP continues to be heavily reliant on grants and donations funding. Our income for the year was £464,845 (2019: £284,213) and our expenditure was £308,690 (2019: £247,585), resulting in an increase of funds amounting to £156,155 (2019: increase: £46,630). This included a net increase of £177,061 in restricted funds including a grant of £171,050 received at the year end and which will be spent in 2020/21.

At the year end, Unrestricted funds were £97,899 and restricted funds were £183,671 giving total funds of £281,570; however, the charity must repay a capital loan balance of £72,779.

#### **COVID-19 related grant funding income**

GDP was successful in applying for the following grants to enable it to adapt to the changing working environment, match lost income in the first 6 months of 2020 and develop new services to respond to the emerging need of its local community:

- **Fore Foundation** The RAFT Immediate Response Fund £5,000
- **London Community Response** Wave 2 Delivering Differently £19,850
- **Thames Water** Community Relief Fund £20,000
- **National Lottery** Awards 4 All £10,000

While COVID-19 has impacted GDP's non-grant funding, the level of enquiries and expressions of interest in all of our services has increased across the board and this reassures us that what we are doing remains relevant in the current climate and in the longer term is viable.

The financial statements have been prepared on a going concern basis.

#### **Reserve policy**

The Trustees aim to maintain unrestricted reserves equivalent to 3 months running costs. Therefore, the charity currently meets our reserves policy. We are working as a developing organisation to ensure we build towards our reserves via income generation from social enterprise endeavours in the coming years.

#### **Plans for the future**

Looking forward to the next year, the charity is focusing its attention on the following objectives:

- Completion of GDP's volunteer program funded by the Big Lottery Reaching Communities Funding program.
- Development of the business plan for the growth of existing and new activities that will be brought about by GDP's Cody Dock master plan; for further moorings and studios and public facilities.
- Identify and raise the capital to finance Cody Dock's development plans.
- Continue to develop GDP's social enterprise income to enable future sustainability.

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## **Gasworks Dock Partnership (GDP)**

### **Report of the trustees for the year ended 31 January 2020**

- Develop and secure funding that enables GDP to continue delivering its 'Inspiring Communities' engagement program.

#### **Structure, Governance and Management**

Gasworks Dock Partnership is a company limited by guarantee governed by its Memorandum and Articles of Association dated the 22<sup>nd</sup> January 2010 and is registered as a charity with the Charity Commission.

#### **Appointment of trustees**

There were no new appointments or changes to the board during this financial year.

(As set out in the GDP Articles of Association the chair of the trustees is nominated by its trustees. GDP is bound to have a minimum of 5 and a set nominal maximum of 15 trustees that can serve a period of up to 3 years before their position goes under review).

The trustees have the power to co-opt further members to fill specialist roles.

Trustees will be circulated with invitations to nominate trustees prior to our AGM advising them of the retiring trustees and requesting nominations. When considering co-opting trustees, the Board has regard to the requirement for any specialist skills needed.

New trustees undergo an orientation day to brief them on their legal obligations under charity and company law, the Charity Commission guidance on public benefit, content of the Memorandum and Articles of Association, the committee and decision-making processes, the business plan and recent financial performance of the charity. During the induction day they meet key employees and other trustees.

Trustees are encouraged to attend appropriate external training events where these will facilitate the undertaking of their role.

#### **Organisation**

The board of trustees, which can have up to 15 members, provides governance and oversees the administration of the charity. The board currently meets every six weeks.

A Chief Executive is appointed by the trustees to manage the day-to-day operations of the charity. To facilitate effective operations, the Chief Executive has delegated authority, within terms of delegation approved by the trustees, for operational matters including finance, employment and artistic performance related activity.

#### **Related parties**

NA.

#### **Risk management**

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## **Gasworks Dock Partnership (GDP)**

### **Report of the trustees for the year ended 31 January 2020**

The trustees have a risk management strategy that comprises of a quarterly review of the risks the charity may face. This work has identified that financial sustainability continues to be the major financial risk and securing further core funding is going to be essential for the successful development of the social enterprises that are needed in order to ensure the sustainability of the charity and delivery of its charitable aims and objectives.

#### **Trustees' responsibilities in relation to the financial statements**

The charity trustees (who are also the directors of the Gasworks Dock Partnership for the purposes of company law) are responsible for preparing a trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law and the law applicable to charities in England and Wales requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing the financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material
- departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

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

They are also responsible for safeguarding the assets of the charity and hence taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees' annual report has been approved by the Trustees on **2nd October 2020** and signed on their behalf by:



**Marcus Mackenzie – Chair**

**Company registration number 07135282**

Cody Dock, 11c South Crescent, Cody Road, Canning Town, London E16 4TL



## **Independent examiner's report to the trustees of Gasworks Dock Partnership ('the Company')**

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 January 2020.

### *Respective responsibilities of trustees and examiner*

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

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

### *Independent examiner's statement*

The company's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England & Wales.

I have completed my examination. I confirm that no material matters have come to my attention which gives me cause to believe that:

- accounting records were not kept in accordance with section 386 of the Companies Act 2006; or
- the accounts do not accord with such records; or
- the accounts do not comply with relevant accounting requirements under section 396 of the Companies Act 2006 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
- the accounts have not been prepared in accordance with the Charities SORP (FRS102 second edition).

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.



.....  
Simon Goodridge ACA  
Knox Cropper LLP  
Chartered Accountants  
65 Leadenhall Street  
London  
EC3A 2AD

Date: 6 November 2020

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**Gasworks Dock Partnership**

**Statement of Financial Activities (Incorporating and Income and Expenditure Account)**

**For the Year Ended 31 January 2020**

**Company Registration Number 07135282**

			<b>2020</b>			<b>2019</b>	
	<b>Note</b>	<b>Unrestricted</b>	<b>Restricted</b>	<b>Total</b>	<b>Unrestricted</b>	<b>Restricted</b>	<b>Total</b>
		<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Income From							
Donations and Grants	2	36,790	367,804	404,594	39,334	189,665	228,999
Charitable Activities	3	60,251	-	60,251	55,214	-	55,214
<b>Total Income</b>		<b>97,041</b>	<b>367,804</b>	<b>464,845</b>	<b>94,548</b>	<b>189,665</b>	<b>284,213</b>
Expenditure On:							
Raising funds		34,210	-	34,210	-	-	-
Charitable Activities	4	83,737	190,743	274,480	52,095	185,488	237,583
<b>Total Expenditure</b>		<b>117,947</b>	<b>190,743</b>	<b>308,690</b>	<b>52,095</b>	<b>185,488</b>	<b>237,583</b>
Net Income		(20,906)	177,061	156,155	42,453	4,177	46,630
Gross transfers	13	-	-	-	81,515	(81,515)	-
Net Movement in Funds		(20,906)	177,061	156,155	123,968	(77,338)	46,630
Reconciliation of Funds	13						
Total Funds Brought forward		118,805	6,610	125,415	(5,163)	83,948	78,785
<b>Total Funds Carried forward</b>		<b>97,899</b>	<b>183,671</b>	<b>281,570</b>	<b>118,805</b>	<b>6,610</b>	<b>125,415</b>

**Gasworks Dock Partnership**  
**Balance Sheet**  
**As at 31 January 2020**

**Company Registration Number 07135282**

		<b>2020</b>		<b>2019</b>	
	<b>Note</b>	£	£	£	£
<b>FIXED ASSETS</b>					
Tangible assets	8		<u>239,207</u>		<u>252,478</u>
<b>CURRENT ASSETS</b>					
Stocks		874		910	
Debtors	9	24,559		33,848	
Cash at Bank and in Hand		<u>177,974</u>		<u>25,928</u>	
		203,407		60,686	
<b>Creditors: Amounts Falling due within One Year</b>		<u>(106,484)</u>		<u>(107,281)</u>	
<b>NET CURENT ASSETS (LIABILITIES)</b>			<u>96,923</u>		<u>(46,595)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			336,130		205,883
<b>Creditors: Amounts Falling Due After More Than One Year</b>			(54,560)		(80,468)
<b>NET ASSETS</b>			<u>281,570</u>		<u>125,415</u>
<b>The Funds of the Charity:</b>					
Restricted Income Funds	13		183,671		6,610
Unrestricted Income Funds: General Funds	13		97,899		118,805
<b>Total Charity Funds</b>			<u>281,570</u>		<u>125,415</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 January 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 January 2020 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

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

The financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

Approved by the trustees on 2nd of October 2020 and signed on their behalf by



**Marcus Mackenzie – Chair**

Cody Dock, 11c South Crescent, Cody Road, Canning Town, London E16 4TL

## 1 ACCOUNTING POLICIES

### a) Basis of preparation

The financial statements have been prepared in accordance with 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) - (Charities SORP FRS 102 second edition), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006. The charity is exempted from preparing cash flow statement due to adoption of the exemption available (update 1B effective Feb 2016) to the charities with income less than £500,000.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

### b) Public benefit entity

The charitable company meets the definition of a public benefit entity under FRS 102.

### c) Going concern

The trustees have considered the impact of the Covid-19 pandemic on the charity. The charity has been able to adapt its work to the challenges that have arisen has been able to either replace lost income or develop its' activities. In addition, grant funding is in place for the next stage of the development of Cody Dock, although this work may be further delayed by Covid-19 restrictions.

On this basis Trustees have concluded that there are no material uncertainties about the charitable company's ability to continue as a going concern. The trustees do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

### d) Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the income have been met, it is probable that the income will be received and that the amount can be measured reliably.

### e) Fund accounting

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets these criteria is charged to the fund.

Unrestricted funds are donations and other incoming resources received or generated for the charitable purposes.

### f) Expenditure

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

## 1 ACCOUNTING POLICIES (CONTINUED)

### f) Expenditure (continued)

- Expenditure on raising funds relate to the costs incurred by the charitable company in inducing third parties to make voluntary contributions to it, as well as the cost of any activities with a fundraising purpose
- Expenditure on charitable activities includes the costs of undertaken to further the purposes of the charity and their associated support costs

### g) Allocation of support costs

Resources expended are allocated to the particular activity where the cost relates directly to that activity. However, the cost of overall direction and administration of each activity, comprising overhead costs of the central function, is apportioned on the basis of total direct cost attributable to each activity.

### h) Tangible fixed assets

Depreciation costs are allocated to activities on the basis of the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use. Rate of depreciation is as follows:

Boat	50 years
Pontoon	10 years
Office equipment	3 – 4 Years
Tools & equipment	3 – 4 Years

### i) Stocks

Stocks are stated at the lower of cost and net realisable value. In general, cost is determined on a first in first out basis and includes transport and handling costs. Net realisable value is the price at which stocks can be sold in the normal course of business after allowing for the costs of realisation. Provision is made where necessary for obsolete, slow moving and defective stocks.

### j) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

### k) Creditors

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

### l) Financial instruments

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

## 2 INCOME FROM DONATIONS AND GRANTS

	<b>Unrestricted</b>	<b>Restricted</b>	<b>2020 Total</b>	<b>2019 Total</b>
	£	£	£	£
Grants	30,900	363,804	394,704	189,265
Donations	5,890	4,000	9,890	39,734
	<u>36,790</u>	<u>367,804</u>	<u>404,594</u>	<u>228,999</u>

## 3 INCOME FROM CHARITABLE ACTIVITIES

	<b>Unrestricted</b>	<b>Restricted</b>	<b>2020 Total</b>	<b>2019 Total</b>
	£	£	£	£
Dock Income	41,010	-	41,010	45,312
Events Income	15,508	-	15,508	7,157
Other Income	3,733	-	3,733	2,745
	<u>60,251</u>	<u>-</u>	<u>60,251</u>	<u>55,214</u>

#### **4 ANALYSIS OF EXPENDITURE ON CHARITABLE ACTIVITIES**

	Direct costs £	Support Costs £	Governance Costs £	2020 Total £	2019 Total £
Costs of maintaining boat and docks	21,554			21,554	19,750
Project costs	45,995	53		46,048	57,848
Premises costs	16,497	2,529		19,026	22,759
Legal & professional fee	30,972		2,400	33,372	24,504
Office running costs	4,230	4,231		8,461	11,333
Depreciation	13,054	1,645		14,699	9,183
Expensed employee costs	91,982	34,512		126,494	89,577
Interest and bank charges	4,754	72		4,826	2,629
	229,038	43,042	2,400	274,480	237,583
Support Costs	45,442	(43,042)	(2,400)	-	-
<b>Total 2020</b>	<b>274,480</b>	-	-	<b>274,480</b>	<b>237,583</b>
Total 2019	237,583	-	-	237,583	

Of the expenditure on charitable activities, £83,737 (2019: £52,095) was unrestricted and £190,743 (2019: £185,488) was restricted.

#### **5 NET INCOMING FOR THE YEAR**

This is stated after charging:

	2020 £	2019 £
Independent examination fee	2,400	2,220
Depreciation	14,699	9,183

## **6 EMPLOYEES**

None of the trustees have been paid any remuneration or received any other benefits from employment with the charity or a related entity in the year (2019: £nil).

No trustee expenses have been incurred (2019: £nil).

There have been no related party transactions in the reporting period that require disclosure (2019: £nil)

No employees received employee benefits excluding employer pension costs of more than £60,000 in 2020 (2019: nil).

### **Staff Costs were as Follows:**

	<b>2020</b>	<b>2019</b>
	£	£
Wages and Salaries Excl CEO	79,864	56,716
Wages and Salaries CEO	35,745	25,867
Social Security Costs Excl CEO	5,467	2,971
Social Security Costs CEO	3,747	2,875
Employer's Contribution to Pension Schemes Excl CEO	1,013	645
Employer's Contribution to Pension Schemes CEO	658	503
Total of Staff Costs	126,494	86,577
	<b>2020</b>	<b>2019</b>
Average Number of Staff Employed	7	6

## **7 TAXATION**

The charitable company is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.



## 8 TANGIBLE FIXED ASSETS

	Boats £	Dock Equipment £	Tools & Equipment £	Total £
<b>Cost</b>				
As at 1 February 2019	199,380	55,920	25,107	280,407
Additions	-	673	755	1,428
As at 31 January 2020	199,380	56,593	25,862	281,835
<b>Depreciation</b>				
As at 1 February 2019	8,139	2,664	17,126	27,929
Charge for the year	3,844	5,487	5,368	14,699
As at 31 January 2020	11,983	8,151	22,494	42,628
<b>Net Book Value</b>				
As at 31 January 2020	187,397	48,442	3,368	239,207
As at 1 February 2019	191,241	53,256	-	252,478

## 9 DEBTORS

	2020 £	2019 £
<b>Due within One Year</b>		
Trade Debtors	24,292	25,635
Prepayments and Accrued Income	67	8,213
	<u>24,559</u>	<u>33,848</u>

## 10 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020 £	2019 £
Trade Creditors	14,739	13,116
Other Taxes and Social Security	23,160	1,199
Accruals and Deferred Income	49,630	73,970
Other Creditors	17	58
Loans	18,938	18,938
	<u>106,484</u>	<u>107,281</u>

**Gasworks Dock Partnership Notes to the financial statements**

**For the year ended 31 January 2020**

**Company registration number 07135282**

**11 CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR**

	<b>2020</b>	<b>2019</b>
	£	£
Loans	54,560	80,468
	<u>54,560</u>	<u>80,468</u>

**12 ANALYSIS OF NET ASSETS BETWEEN FUNDS**

	<b>Unrestricted</b>	<b>Restricted</b>	<b>Total Funds</b>
	£	£	£
Tangible Fixed Assets	239,207	-	239,207
Net Current Assets (Liabilities)	(86,748)	183,671	96,923
Long Term Liabilities	(54,560)	-	(54,560)
<b>Net Assets at 31 January 2020</b>	<u>97,899</u>	<u>183,671</u>	<u>281,570</u>

	<b>Unrestricted</b>	<b>Restricted</b>	<b>Total Funds</b>
	£	£	£
Tangible Fixed Assets	252,478	-	252,478
Net Current Assets (Liabilities)	(39,985)	6,610	(46,595)
Long Term Liabilities	(80,468)	-	(80,468)
<b>Net Assets at 31 January 2019</b>	<u>118,805</u>	<u>6,610</u>	<u>125,415</u>

# Gasworks Dock Partnership Notes to the financial statements

For the year ended 31 January 2020

Company registration number 07135282

## 13 MOVEMENTS IN FUNDS

	As at 1 February 2019 £	Incoming Resources & Gains £	Outgoing Resources & Losses £	Gross transfers £	As at 31 January 2020 £
<b>Restricted Funds</b>					
Big Lottery Fund	5,877	154,364	(156,879)	-	3,362
Veolia Environmental Trust	-	171,050	-	-	171,050
London Marathon Charitable Trust	-	20,000	(16,997)	-	3,003
SIB Foundation Reach	-	14,090	(14,090)	-	-
Other restricted funds	733	8,300	(2,777)		6,256
	6,610	367,804	(190,743)	-	183,671
<b>Unrestricted Funds:</b>					
General Fund	118,805	97,041	(117,947)	-	97,899
<b>Total Funds</b>	125,415	464,845	(308,690)	-	281,570

	As at 1 February 2018 £	Incoming Resources & Gains £	Outgoing Resources & Losses £	Gross transfers £	As at 31 January 2019 £
<b>Restricted Funds</b>					
Big Lottery Fund	470	174,855	(169,448)	-	5,877
Thames Water	83,478	14,810	(16,040)	(81,515)	733
	83,948	189,665	(185,488)	(81,515)	6,610
<b>Unrestricted Funds:</b>					
General Fund	(5,163)	94,548	(52,095)	81,515	118,805
<b>Total Funds</b>	78,785	284,213	(237,583)	-	125,415

The transfer represented the capitalised costs of the River Princess on the completion of the refurbishment project.

## 14 LEGAL STATUS OF THE CHARITY

The Charity is a company limited by guarantee and has no share capital.

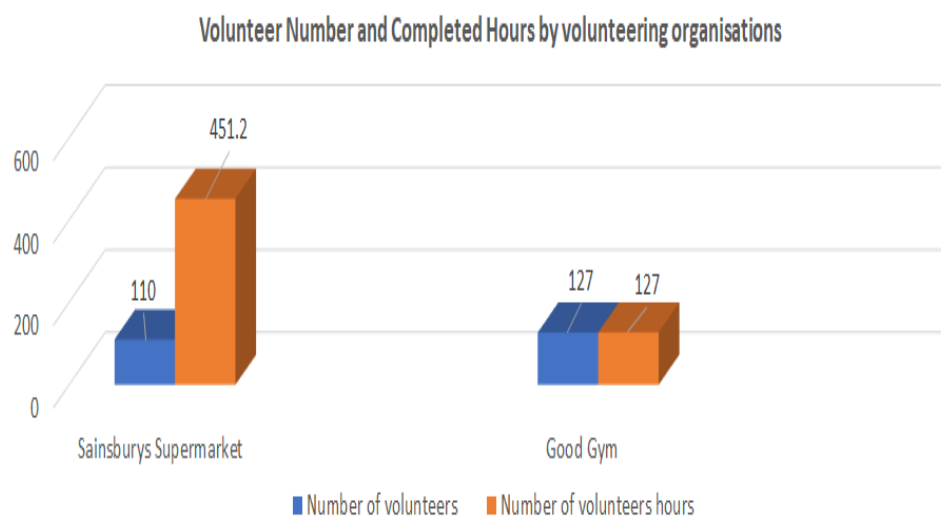
## Appendix A : London Borough of Newham

These charts show the impact and reach we have achieved with individuals and organisations located within the London Borough of Newham postcode area.

**Chart LBN -1 : New sign ups to volunteer at Cody Dock**



**Chart LBN-2 - Organisations volunteering at Cody Dock**



Cody Dock, 11c South Crescent, Cody Road, Canning Town, London E16 4TL

**Chart LBN-3 - Telephone Befriending Training and Supervision Sessions**

