

REGISTERED COMPANY NUMBER: 202349 (England and Wales)  
REGISTERED CHARITY NUMBER: 306025

**REPORT OF THE TRUSTEES AND**  
**FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020**  
**FOR**  
**THE DOCKLAND SETTLEMENTS**  
**(A COMPANY LIMITED BY GUARANTEE)**

Brindley Millen Ltd  
Chartered Accountants and Statutory Auditors  
167 Turners Hill  
Cheshunt  
Hertfordshire  
EN8 9BH

**THE DOCKLAND SETTLEMENTS**  
**(A COMPANY LIMITED BY GUARANTEE)**

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**for the Year Ended 31 March 2020**

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**THE DOCKLAND SETTLEMENTS**  
**(A COMPANY LIMITED BY GUARANTEE)**

**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 March 2020**

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2020. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

**OBJECTIVES AND ACTIVITIES**

**Objectives and aims**

- a. To establish and/or administer and carry on community centres in London and/or elsewhere in the UK
- b. To provide facilities for recreation and for all or any types or type of physical mental moral educational and cultural training for and to improve the lives of the inhabitants or of the neighbourhoods of the said community centres without distinction of sex or race or of political religious or other opinions
- c. In connection with (b) to do all or any of the following: continue initiate develop promote encourage organise and coordinate:
  - i. Social services of a charitable nature
  - ii. Educational classes and lectures and other forms of educational activity and training
  - iii. Cultural and recreational education and training
  - iv. Study and practice of citizenship irrespective of any political party
  - v. Religious thought and manner of living

**Public benefit**

The Trustees have considered the Charity Commission guidance on public benefit, and consider that the activities of the charity meet its charitable objectives and provide a benefit to the public.

**ACHIEVEMENT AND PERFORMANCE**

**Charitable activities**

**Headquarters**

The Golf day remains a popular event and attracts around 80 golfers a year, we average around £14K surplus and will continue to hold this event annually.

The London Marathon this year attracted 13 runners and raised around £39K the same amount of runners again next year.

**Rotherhithe**

The Centre continues to attract a multitude of sports and leisure activities, problems with the 3G football pitch continue but a solution has now been resolved and so the usage should increase.

The café has now been taken over by a group supporting young adults with learning difficulties and it has become very popular with the local residents.

Preliminary work continues on the cabin thanks to the support of Alan Camp Associates.

Next year will see a major fundraising effort to support the construction of the cabin.

**Stratford**

The uncertainty on the redevelopment of the Carpenters Estate continues, although an increase in meetings and walkabouts with LBN Officers gives us more confidence that the charity will be necessary to support the new homes that are scheduled to be built.

The childcare goes from strength to strength and most afternoons will see around 50 children attending from 4 local schools.

Staffing has increased to cater for the children and a more varied programme of activities is now in place.

The Homeless continue to use the centre each morning for showers, hot drinks and food; we average around 35 per morning, again the Centre will open for the two weeks over Christmas to support the homeless with over 100 volunteers expected to attend.

New weekly groups (that include Tea Dance, Ballroom, Bounce and Baby sensory) are attracting around 150 new members.

**Isle of Dogs**

The charity is very excited as we get closer to signing a lease for the new Centre on the Isle of Dogs. Work on the programme is ongoing but it already looks full, offering a variety of sports, leisure and social groups.

The local community support the return of the Dockland Settlement and we believe the centre will go from strength to strength and fill a huge gap that has been missing since we left.

**THE DOCKLAND SETTLEMENTS**  
**(A COMPANY LIMITED BY GUARANTEE)**

**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 March 2020**

**Arches**

After such a long time with great support from Canary Wharf Contractors we are ready to go out to tender for refurbishing the arches.

We still need to finalise the proposed partnership arrangement with Island Sports Trust but we now have two of our Trustees on board to assist with this.

Application has gone to the Business rates authority to remove the arches from the rating list as it is not habitable and therefore rates should not be applied. We await their decision.

During the year the following significant community projects were also carried out :

Obtained an Equipment Grant of £10,000 from East End Community Foundation for a new Community Centre at Calder's Wharf on the Isle of Dogs

Secured Funding to support an Art group at the Rotherhithe Community Centre

Established an Homeless Support Project adjacent to the Stratford Centre in the Christmas period

Received support from Sainsbury for refurbishment of the Stratford Community Centre

Arranged a daily food bank at Stratford Community Centre supported by Marks & Spencer's

Arranged funding for various projects at the Community Centres including football for girls, disabled adults and children

Arranged funding for a cultural Black History project for one month at Rotherhithe Community Centre

Arranged a grant for a Mayflower anniversary history event at Rotherhithe Community Centre

Arranged a funding for Ballroom Dancing courses for the elderly at Stratford Community Centre

**Impact of Covid-19**

The outbreak of COVID-19 which has taken place within the year ended 31 March 2020, has resulted in a pandemic causing extensive disruption across the globe. The UK Government enforced a lockdown from 23 March 2020 and after gradually easing measures, enforced a second lockdown from 5 November 2020. The Charity's activities have been adversely impacted by the restrictions and operating guidelines set by the Government, however, all staff have adapted and volunteered to provide essential community activities whilst the Charity has retained all employees supported in part by Government and private financial contributions.

The impact of COVID-19 is continuing to evolve at a fast pace, and therefore, it is not practicable to quantify the potential impact on the Charity at this time.

**FINANCIAL REVIEW**

**Financial review**

The Charity's income is derived from 3 regular principal sources and as indicated in the Trustees Report they are: the renting of parts of the buildings for office use and the hiring of larger space to user groups for sporting, hobby crafts and similar organised activities; childcare provision pre and after school services, and; fund raising social events. Additionally there are valued donations with special support provided by the Carpenters Livery Company and investment income.

The total income for the year to 31 March 2020 was £706,992 which is less than the Charity's expenditure of £779,615 in managing and running the 3 locations at Stratford, Isle of Dogs and Rotherhithe London and fundraising costs of £38,710..

The shortfall in income this year is compounded by a decrease in the value of the low risk investments of £151,853.

There is a final deficit posted for the year of £263,186.

The trustees have considered forecasts in the light of the COVID-19 pandemic taking into account that a number of the charity's activities have been reduced. The risk to the charity's financial position is monitored throughout the year and the trustees are satisfied that there are no material uncertainties in the charity's status as a going concern.

**THE DOCKLAND SETTLEMENTS**  
**(A COMPANY LIMITED BY GUARANTEE)**

**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 March 2020**

**FINANCIAL REVIEW**

**Reserves policy**

The trustees have set themselves a target of having six months running cost of unrestricted reserves not invested in fixed assets available. This prudent provision has not been achieved this year but the trustees hope to achieve this goal over the next few years by increasing income after COVID-19 lockdowns are reduced and, if necessary, transferring funds from Designated Funds to General Funds within total unrestricted funds.

**FUTURE PLANS**

Plans for the upcoming financial year include:

- Fundraising to support the Community Development Worker for another year
- Dockland Settlement Re-union on the Isle of Dogs
- Fundraising for the cabin at Rotherhithe
- Fundraising for grants to support grass roots projects

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

**Recruitment and appointment of new trustees**

Trustee role descriptions are prepared reflecting the current needs for the board.

Advertising is made in a judicious and focussed manner, encouraging diversity within the board and appointments based on merit.

A declaration of eligibility supports any appointment to the board.

**Key management remuneration**

The trustees carry out an annual pay review to ensure that the charity's pay levels are fair, competitive and an effective use of charitable funds.

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Company number**

202349 (England and Wales)

**Registered Charity number**

306025

**Registered office**

98 Gibbins Road  
London  
E15 2HU

**Trustees**

N Meyer  
M Horn  
A Stead FCA  
G Willimott  
T Cunningham  
M Young  
L Spencer  
C Fahndrich  
P Elson  
S Sharma (appointed 9.12.19)

**Auditors**

Brindley Millen Ltd  
Chartered Accountants and Statutory Auditors  
167 Turners Hill  
Cheshunt  
Hertfordshire  
EN8 9BH

**Chief Executive Officer**

Lorraine Cavanagh

**THE DOCKLAND SETTLEMENTS**  
**(A COMPANY LIMITED BY GUARANTEE)**

**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 March 2020**

**STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The trustees are responsible for preparing the Report of the Trustees and the 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 requires the 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 the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

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

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 to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

**AUDITORS**

The auditors, Brindley Millen Ltd, will be proposed for re-appointment at the forthcoming Annual General Meeting.

Approved by order of the board of trustees on May 10, 2021 and signed on its behalf by:

*Mark Horn*

Mark Horn (May 10, 2021 12:59 GMT+1)

.....  
M Horn - Trustee

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF  
THE DOCKLAND SETTLEMENTS  
(A COMPANY LIMITED BY GUARANTEE)**

**Opinion**

We have audited the financial statements of The Dockland Settlements (A Company Limited by Guarantee) (the 'charitable company') for the year ended 31 March 2020 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and 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 March 2020 and of its incoming resources and application of resources, including its income and expenditure, for the year 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 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 Auditors' 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**

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charitable company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

**Other information**

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

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.

**Opinions 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 for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- 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 where 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 take advantage of the small companies exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Trustees.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF  
THE DOCKLAND SETTLEMENTS  
(A COMPANY LIMITED BY GUARANTEE)**

**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 trustees 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 charitable 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 trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

**Our 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 a Report of the Independent Auditors 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.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Independent Auditors.

**Use of our report**

This report is made solely to the charitable 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.

  
[mwbrindley \(May 10, 2021 13:56 GMT+1\)](#)

Maurice Brindley BSc FCA (Senior Statutory Auditor)  
for and on behalf of Brindley Millen Ltd  
Chartered Accountants and Statutory Auditors  
167 Turners Hill  
Cheshunt  
Hertfordshire  
EN8 9BH

Date: May 10, 2021 .....



**THE DOCKLAND SETTLEMENTS**  
**(A COMPANY LIMITED BY GUARANTEE)**

**STATEMENT OF FINANCIAL ACTIVITIES**  
**(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)**  
**for the Year Ended 31 March 2020**

	Notes	Unrestricted funds £	Restricted funds £	Endowment fund £	31.3.20 Total funds £	31.3.19 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>						
Donations and legacies	2	100,411	23,851	-	124,262	100,401
<b>Charitable activities</b>	5					
Running community centre		440,103	-	-	440,103	455,468
Other trading activities	3	64,734	-	-	64,734	46,983
Investment income	4	77,893	-	-	77,893	87,776
<b>Total</b>		683,141	23,851	-	706,992	690,628
<b>EXPENDITURE ON</b>						
Raising funds	6	38,710	-	-	38,710	24,222
<b>Charitable activities</b>	7					
Running community centre		744,696	34,919	-	779,615	732,235
<b>Total</b>		783,406	34,919	-	818,325	756,457
Net gains/(losses) on investments		(151,853)	-	-	(151,853)	(7,393)
<b>NET INCOME/(EXPENDITURE)</b>		(252,118)	(11,068)	-	(263,186)	(73,222)
<b>RECONCILIATION OF FUNDS</b>						
<b>Total funds brought forward</b>		2,593,656	205,224	300,000	3,098,880	3,172,102
<b>TOTAL FUNDS CARRIED FORWARD</b>		2,341,538	194,156	300,000	2,835,694	3,098,880

The notes form part of these financial statements

**THE DOCKLAND SETTLEMENTS****(A COMPANY LIMITED BY GUARANTEE) (REGISTERED NUMBER: 202349)****BALANCE SHEET****31 March 2020**

	Notes	Unrestricted funds £	Restricted funds £	Endowment fund £	31.3.20 Total funds £	31.3.19 Total funds £
<b>FIXED ASSETS</b>						
Tangible assets	14	449,274	143,156	-	592,430	607,770
Investments	15	30	-	-	30	30
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
		449,304	143,156	-	592,460	607,800
<b>CURRENT ASSETS</b>						
Debtors	16	23,764	-	-	23,764	37,972
Investments	17	1,898,819	9,406	300,000	2,208,225	2,322,259
Cash at bank and in hand		21,621	41,594	-	63,215	167,413
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
		1,944,204	51,000	300,000	2,295,204	2,527,644
<b>CREDITORS</b>						
Amounts falling due within one year	18	(51,970)	-	-	(51,970)	(36,564)
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<b>NET CURRENT ASSETS</b>		1,892,234	51,000	300,000	2,243,234	2,491,080
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		2,341,538	194,156	300,000	2,835,694	3,098,880
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<b>NET ASSETS</b>		<u>2,341,538</u>	<u>194,156</u>	<u>300,000</u>	<u>2,835,694</u>	<u>3,098,880</u>
<b>FUNDS</b>						
Unrestricted funds:	19					
General fund					2,264	140,556
Fixed asset fund					249,274	253,100
Future capital investment fund					1,890,000	2,000,000
Rotherhithe building					200,000	200,000
					<hr/>	<hr/>
					2,341,538	2,593,656
Restricted funds:						
Stratford building improvement fund					135,248	138,853
Minibus					7,909	15,817
Arches Redevelopment fund					41,604	41,989
Parent and Baby activities					-	782
Art for All					983	2,783
Project Development Worker					-	5,000
One Housing					2,002	-
The Headley Foundation					1,150	-
Lyle's Local fund - line dancing					760	-
Canary Wharf					1,500	-
Docklands Old Boys Project					3,000	-
					<hr/>	<hr/>
					194,156	205,224
Endowment funds:						
Stanley Spooner Will Trust Fund					300,000	300,000
					<hr/>	<hr/>
<b>TOTAL FUNDS</b>		<u>2,341,538</u>	<u>194,156</u>	<u>300,000</u>	<u>2,835,694</u>	<u>3,098,880</u>

The notes form part of these financial statements

**THE DOCKLAND SETTLEMENTS**

**(A COMPANY LIMITED BY GUARANTEE) (REGISTERED NUMBER: 202349)**

**BALANCE SHEET - continued**

**31 March 2020**

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on ..... May 10, 2021 ..... and were signed on its behalf by:

*Alan Stead*

Alan Stead (May 10, 2021 13:09 GMT+1)

.....  
A Stead FCA - Trustee

**THE DOCKLAND SETTLEMENTS**  
**(A COMPANY LIMITED BY GUARANTEE)**

**CASH FLOW STATEMENT**  
**for the Year Ended 31 March 2020**

	Notes	31.3.20 £	31.3.19 £
<b>Cash flows from operating activities</b>			
Cash generated from operations	1	(119,266)	(97,233)
Interest paid		(4,658)	(1,353)
Net cash used in operating activities		<u>(123,924)</u>	<u>(98,586)</u>
<b>Cash flows from investing activities</b>			
Purchase of tangible fixed assets		(20,347)	-
Sale of fixed asset investments		(151,853)	(7,393)
Interest received		77,893	87,776
Movement in current asset investment		114,033	131,826
Net cash provided by investing activities		<u>19,726</u>	<u>212,209</u>
<b>Change in cash and cash equivalents in the reporting period</b>		<u>(104,198)</u>	<u>113,623</u>
<b>Cash and cash equivalents at the beginning of the reporting period</b>		<u>167,413</u>	<u>53,790</u>
<b>Cash and cash equivalents at the end of the reporting period</b>		<u><u>63,215</u></u>	<u><u>167,413</u></u>

The notes form part of these financial statements

**THE DOCKLAND SETTLEMENTS**  
**(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE CASH FLOW STATEMENT**  
**for the Year Ended 31 March 2020**

**1. RECONCILIATION OF NET EXPENDITURE TO NET CASH FLOW FROM OPERATING ACTIVITIES**

	31.3.20 £	31.3.19 £
<b>Net expenditure for the reporting period (as per the Statement of Financial Activities)</b>	(263,186)	(73,222)
<b>Adjustments for:</b>		
Depreciation charges	35,688	42,288
Losses on investments	151,853	7,393
Interest received	(77,893)	(87,776)
Interest paid	4,658	1,353
Decrease in debtors	14,208	3,627
Increase in creditors	15,406	9,104
<b>Net cash used in operations</b>	<u>(119,266)</u>	<u>(97,233)</u>

**2. ANALYSIS OF CHANGES IN NET FUNDS**

	At 1.4.19 £	Cash flow £	At 31.3.20 £
<b>Net cash</b>			
Cash at bank and in hand	167,413	(104,198)	63,215
	<u>167,413</u>	<u>(104,198)</u>	<u>63,215</u>
<b>Liquid resources</b>			
Deposits included in cash	-	-	-
Current asset investments	2,322,259	(114,034)	2,208,225
	<u>2,322,259</u>	<u>(114,034)</u>	<u>2,208,225</u>
<b>Total</b>	<u>2,489,672</u>	<u>(218,232)</u>	<u>2,271,440</u>

**NOTES TO THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 March 2020**

**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements and assessment of going concern**

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

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

The financial statements are presented in sterling (£).

**Critical accounting judgements and key sources of estimation uncertainty**

In preparing financial statements it is necessary to make certain judgements, estimated and assumptions that affect the amounts recognised in the financial statements. The following judgements and estimates are considered by the trustees to have most significant effect on amounts recognised in the financial statements.

Useful economic life of tangible fixed assets:

The annual depreciation charge for tangible assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are reassessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of the assets.

**Income**

All 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.

Income from community activities is included in income when invoiced and from grants receivable when any conditions relating to the grants have been satisfied.

**Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

**Tangible fixed assets**

Fixed assets are stated at cost less depreciation. Assets below £2,000 are written off in the year of purchase. Depreciation is provided on fixed assets at rates which will write off the cost of the asset over their useful economic lives.

Leasehold property	- 2% on cost
Long leasehold	- not provided
Fixtures and fittings	- at variable rates on reducing balance
Motor vehicles	- 25% on cost

The carrying values are reviewed at the year end for impairment if circumstances indicate that the full carrying value may not be recoverable.

No depreciation charge is made in respect of Long Leasehold property as this cost related only to land.

**Taxation**

The charity is exempt from corporation tax on its charitable activities.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

**THE DOCKLAND SETTLEMENTS**  
**(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 31 March 2020**

**1. ACCOUNTING POLICIES - continued**

**Fund accounting**

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**Net current assets**

**Debtors**

Trade and other debtors are recognised at the settlement amount. Prepayments are valued at the amount prepaid.

**Cash at bank and in hand**

Cash at bank and in hand includes cash, current bank accounts and a cash account which is part of a larger investment fund.

**Listed investments**

Current asset investments comprises an investment portfolio which is managed by an outside provider. This is included in the balance sheet at current market value as at the balance sheet date, income is taken into the Statement of Financial Activities when accrued in the fund. Any unrealised losses or gains on listed investments are included in the Statement of Financial Activities for the current year.

**Creditors**

Creditors are recognised where the charity has a present obligation resulting from a past event that will 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 are recognised at their settlement amount.

**Pension costs and other post-retirement benefits**

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

**Donated services and facilities**

Donated services and facilities are included in the statement of financial activities as income and expenditure. The amounts are valued at the cost the charity would have had to incur.

**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 settled at transaction value and subsequently measured at their settlement value with the exception of the current asset investment which is measured at market value.

**2. DONATIONS AND LEGACIES**

	31.3.20	31.3.19
	£	£
Donations	8,070	5,371
Grants	74,601	41,575
Donated services and facilities	41,591	53,455
	<hr/>	<hr/>
	124,262	100,401
	<hr/>	<hr/>

**THE DOCKLAND SETTLEMENTS**  
**(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 31 March 2020**

**2. DONATIONS AND LEGACIES - continued**

Grants received, included in the above, are as follows:

	31.3.20	31.3.19
	£	£
The Worshipful Company of Carpenters	15,000	16,250
Newham Council	1,960	-
East End Community Foundation	18,000	5,000
Southwark Council	13,371	-
Innholders Charitable Foundation	-	3,200
Bermondsey & Rotherhithe Neighbourhood Fund	-	13,325
LeatherSellers	-	2,800
LendLease	-	1,000
The DWF Foundation	3,700	-
St Olaves United	1,000	-
One Housing	7,700	-
The Hedley Foundation	4,150	-
United St Saviours	4,220	-
Lyle's Local Fund	2,500	-
Other Grants	3,000	-
	<u>74,601</u>	<u>41,575</u>

**3. OTHER TRADING ACTIVITIES**

	31.3.20	31.3.19
	£	£
Fundraising events	<u>64,734</u>	<u>46,983</u>

**4. INVESTMENT INCOME**

	31.3.20	31.3.19
	£	£
Deposit account interest	7	25
Investment income	<u>77,886</u>	<u>87,751</u>
	<u>77,893</u>	<u>87,776</u>

**5. INCOME FROM CHARITABLE ACTIVITIES**

	Activity	31.3.20	31.3.19
		£	£
Playscheme income	Running community centre	181,346	218,508
Community activities & letting	Running community centre	258,411	236,960
Classes income	Running community centre	115	-
Sundry income	Running community centre	231	-
		<u>440,103</u>	<u>455,468</u>



**THE DOCKLAND SETTLEMENTS**  
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**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 31 March 2020**

**6. RAISING FUNDS**

**Raising donations and legacies**

	31.3.20	31.3.19
	£	£
Cost of Fundraising Activities	38,710	24,222
	<u>38,710</u>	<u>24,222</u>

**7. CHARITABLE ACTIVITIES COSTS**

	Direct Costs	Support costs (see note 8)	Totals
	£	£	£
Running community centre	770,781	8,834	779,615
	<u>770,781</u>	<u>8,834</u>	<u>779,615</u>

**8. SUPPORT COSTS**

	Finance	Governance costs	Totals
	£	£	£
Running community centre	2,601	6,233	8,834
	<u>2,601</u>	<u>6,233</u>	<u>8,834</u>

**9. NET INCOME/(EXPENDITURE)**

Net income/(expenditure) is stated after charging/(crediting):

	31.3.20	31.3.19
	£	£
Auditors' remuneration	5,718	5,370
Depreciation - owned assets	35,687	42,287
	<u>35,687</u>	<u>42,287</u>

**10. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 March 2020 nor for the year ended 31 March 2019.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 March 2020 nor for the year ended 31 March 2019.

**Key management personnel**

The charity consider its key management personnel to comprise of the Trustees, Chief Executive Officer, Operations Director and each of the three Centre Managers. Total key personnel remuneration during the year was £169,944 gross pay (2019: £51,677 CEO only) and £17,697 employer's NI.

**11. STAFF COSTS**

	31.3.20	31.3.19
	£	£
Wages and salaries	502,554	448,618
Social security costs	31,319	33,392
Other pension costs	7,456	3,794
	<u>541,329</u>	<u>485,804</u>

The average monthly number of employees during the year was as follows:

	31.3.20	31.3.19
Full-time equivalents	26	26
	<u>26</u>	<u>26</u>

**THE DOCKLAND SETTLEMENTS**  
**(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 31 March 2020**

**11. STAFF COSTS - continued**

No employees received emoluments in excess of £60,000.

**12. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted funds £	Restricted funds £	Endowment fund £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>				
Donations and legacies	75,075	25,326	-	100,401
<b>Charitable activities</b>				
Running community centre	455,468	-	-	455,468
Other trading activities	46,983	-	-	46,983
Investment income	87,776	-	-	87,776
<b>Total</b>	<b>665,302</b>	<b>25,326</b>	<b>-</b>	<b>690,628</b>
<b>EXPENDITURE ON</b>				
Raising funds	24,222	-	-	24,222
<b>Charitable activities</b>				
Running community centre	700,538	31,697	-	732,235
<b>Total</b>	<b>724,760</b>	<b>31,697</b>	<b>-</b>	<b>756,457</b>
Net gains/(losses) on investments	(7,393)	-	-	(7,393)
<b>NET INCOME/(EXPENDITURE)</b>	<b>(66,851)</b>	<b>(6,371)</b>	<b>-</b>	<b>(73,222)</b>
<b>Transfers between funds</b>	<b>(1,355)</b>	<b>1,355</b>	<b>-</b>	<b>-</b>
<b>Net movement in funds</b>	<b>(68,206)</b>	<b>(5,016)</b>	<b>-</b>	<b>(73,222)</b>
<b>RECONCILIATION OF FUNDS</b>				
<b>Total funds brought forward</b>	<b>2,661,861</b>	<b>210,241</b>	<b>300,000</b>	<b>3,172,102</b>
<b>TOTAL FUNDS CARRIED FORWARD</b>	<b>2,593,655</b>	<b>205,225</b>	<b>300,000</b>	<b>3,098,880</b>

**13. DONATED SERVICES AND FACILITIES**

During the year the charity benefited from donated services from Alan Camp Architects to the value of £30,000 (2019: £18,000 plus expenses), Mace Builders to the value of £6,591 (2019:£Nil) and Woodlands to the value of £5,000 (2019: £Nil) provided at nil cost.

In addition to this the charity benefited from various businesses including Sainsbury's, Waitrose and Marks & Spencer, who donated consumables, which were either used within the charity or gifted to beneficiaries who visit the centres. It would be difficult to ascertain the exact value of these goods but they are estimated to be over £2,000. (2019: £2,000)

During 2019 the charity benefited from donated services from Canary Wharf Contractors to the value of £25,000 at nil cost.

**THE DOCKLAND SETTLEMENTS**  
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**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 31 March 2020**

**14. TANGIBLE FIXED ASSETS**

	Leasehold property £	Long leasehold £	Fixtures and fittings £	Motor vehicles £	Totals £
<b>COST</b>					
At 1 April 2019	714,332	200,000	221,060	84,091	1,219,483
Additions	6,535	-	13,812	-	20,347
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
At 31 March 2020	720,867	200,000	234,872	84,091	1,239,830
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<b>DEPRECIATION</b>					
At 1 April 2019	334,293	-	218,385	59,035	611,713
Charge for year	14,417	-	4,122	17,148	35,687
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
At 31 March 2020	348,710	-	222,507	76,183	647,400
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<b>NET BOOK VALUE</b>					
At 31 March 2020	372,157	200,000	12,365	7,908	592,430
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
At 31 March 2019	380,039	200,000	2,675	25,056	607,770
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

**15. FIXED ASSET INVESTMENTS**

Fixed Asset Investments consist of 6,820 £1 Ordinary Shares in Helpcard Holdings Ltd which were written down to £Nil from the historical cost of £10,506 and £30 Government Securities shown at cost.

**16. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.3.20 £	31.3.19 £
Trade debtors	127	17,280
Other debtors	23,637	20,192
Prepayments	-	500
	<hr/>	<hr/>
	23,764	37,972
	<hr/>	<hr/>

**17. CURRENT ASSET INVESTMENTS**

	31.3.20 £	31.3.19 £
At 1 April 2019	2,322,259	2,454,085
Dividends and interest	77,886	87,751
Drawn down / transferred to cash	(40,067)	(212,184)
Losses on investments	(151,853)	(7,393)
	<hr/>	<hr/>
At 31 March 2020	2,208,225	2,322,259
	<hr/>	<hr/>

**THE DOCKLAND SETTLEMENTS**  
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**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 31 March 2020**

**18. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.3.20	31.3.19
	£	£
Trade creditors	17,492	5,128
Social security and other taxes	22,480	18,875
Other creditors	1,928	-
Accruals and deferred income	4,570	4,042
Accrued expenses	5,500	8,519
	<u>51,970</u>	<u>36,564</u>

**19. MOVEMENT IN FUNDS**

	At 1.4.19	Net movement in funds	Transfers between funds	At 31.3.20
	£	£	£	£
<b>Unrestricted funds</b>				
General fund	140,556	(237,945)	99,653	2,264
Fixed asset fund	253,100	(14,173)	10,347	249,274
Future capital investment fund	2,000,000	-	(110,000)	1,890,000
Rotherhithe building	200,000	-	-	200,000
	<u>2,593,656</u>	<u>(252,118)</u>	<u>-</u>	<u>2,341,538</u>
<b>Restricted funds</b>				
Stratford building improvement fund	138,853	(3,605)	-	135,248
Minibus	15,817	(7,908)	-	7,909
Arches Redevelopment fund	41,989	(385)	-	41,604
Parent and Baby activities	782	(782)	-	-
Art for All	2,783	(1,800)	-	983
Project Development Worker	5,000	(5,000)	-	-
One Housing	-	2,002	-	2,002
The Headley Foundation	-	1,150	-	1,150
Lyle's Local fund - line dancing	-	760	-	760
Canary Wharf	-	1,500	-	1,500
Docklands Old Boys Project	-	3,000	-	3,000
	<u>205,224</u>	<u>(11,068)</u>	<u>-</u>	<u>194,156</u>
<b>Endowment funds</b>				
Stanley Spooner Will Trust Fund	300,000	-	-	300,000
	<u>3,098,880</u>	<u>(263,186)</u>	<u>-</u>	<u>2,835,694</u>

**THE DOCKLAND SETTLEMENTS**  
**(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 31 March 2020**

**19. MOVEMENT IN FUNDS - continued**

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	673,140	(759,232)	(151,853)	(237,945)
Fixed asset fund	10,001	(24,174)	-	(14,173)
	683,141	(783,406)	(151,853)	(252,118)
<b>Restricted funds</b>				
Stratford building improvement fund	-	(3,605)	-	(3,605)
Minibus	1	(7,909)	-	(7,908)
Arches Redevelopment fund	-	(385)	-	(385)
Parent and Baby activities	-	(782)	-	(782)
Art for All	-	(1,800)	-	(1,800)
Project Development Worker	5,000	(10,000)	-	(5,000)
One Housing	7,700	(5,698)	-	2,002
The Headley Foundation	4,150	(3,000)	-	1,150
Lyle's Local fund - line dancing	2,500	(1,740)	-	760
Canary Wharf	1,500	-	-	1,500
Docklands Old Boys Project	3,000	-	-	3,000
	23,851	(34,919)	-	(11,068)
<b>TOTAL FUNDS</b>	<b>706,992</b>	<b>(818,325)</b>	<b>(151,853)</b>	<b>(263,186)</b>

**Comparatives for movement in funds**

	At 1.4.18 £	Net movement in funds £	Transfers between funds £	At 31.3.19 £
<b>Unrestricted funds</b>				
General fund	179,555	(37,644)	(1,355)	140,556
Fixed asset fund	282,306	(29,206)	-	253,100
Future capital investment fund	2,000,000	-	-	2,000,000
Rotherhithe building	200,000	-	-	200,000
	2,661,861	(66,850)	(1,355)	2,593,656
<b>Restricted funds</b>				
Stratford building improvement fund	144,026	(6,528)	1,355	138,853
Minibus	23,726	(7,909)	-	15,817
Arches Redevelopment fund	41,989	-	-	41,989
Church Urban Fund	500	(500)	-	-
Parent and Baby activities	-	782	-	782
Art for All	-	2,783	-	2,783
Project Development Worker	-	5,000	-	5,000
	210,241	(6,372)	1,355	205,224
<b>Endowment funds</b>				
Stanley Spooner Will Trust Fund	300,000	-	-	300,000
<b>TOTAL FUNDS</b>	<b>3,172,102</b>	<b>(73,222)</b>	<b>-</b>	<b>3,098,880</b>

**THE DOCKLAND SETTLEMENTS**  
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**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 31 March 2020**

**19. MOVEMENT IN FUNDS - continued**

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	665,303	(695,554)	(7,393)	(37,644)
Fixed asset fund	(1)	(29,205)	-	(29,206)
	665,302	(724,759)	(7,393)	(66,850)
<b>Restricted funds</b>				
Stratford building improvement fund	1	(6,529)	-	(6,528)
Minibus	-	(7,909)	-	(7,909)
Sports Development	7,800	(7,800)	-	-
Flortstry activities	3,200	(3,200)	-	-
Church Urban Fund	-	(500)	-	(500)
Parent and Baby activities	3,720	(2,938)	-	782
Art for All	4,605	(1,822)	-	2,783
Temporary Homeless Shelter	1,000	(1,000)	-	-
Project Development Worker	5,000	-	-	5,000
	25,326	(31,698)	-	(6,372)
<b>TOTAL FUNDS</b>	690,628	(756,457)	(7,393)	(73,222)

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.18 £	Net movement in funds £	Transfers between funds £	At 31.3.20 £
<b>Unrestricted funds</b>				
General fund	179,555	(275,589)	98,298	2,264
Fixed asset fund	282,306	(43,379)	10,347	249,274
Future capital investment fund	2,000,000	-	(110,000)	1,890,000
Rotherhithe building	200,000	-	-	200,000
	2,661,861	(318,968)	(1,355)	2,341,538
<b>Restricted funds</b>				
Stratford building improvement fund	144,026	(10,133)	1,355	135,248
Minibus	23,726	(15,817)	-	7,909
Arches Redevelopment fund	41,989	(385)	-	41,604
Church Urban Fund	500	(500)	-	-
Art for All	-	983	-	983
One Housing	-	2,002	-	2,002
The Headley Foundation	-	1,150	-	1,150
Lyle's Local fund - line dancing	-	760	-	760
Canary Wharf	-	1,500	-	1,500
Docklands Old Boys Project	-	3,000	-	3,000
	210,241	(17,440)	1,355	194,156
<b>Endowment funds</b>				
Stanley Spooner Will Trust Fund	300,000	-	-	300,000
<b>TOTAL FUNDS</b>	3,172,102	(336,408)	-	2,835,694

**THE DOCKLAND SETTLEMENTS**  
**(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 31 March 2020**

**19. MOVEMENT IN FUNDS - continued**

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	1,338,443	(1,454,786)	(159,246)	(275,589)
Fixed asset fund	10,000	(53,379)	-	(43,379)
	<u>1,348,443</u>	<u>(1,508,165)</u>	<u>(159,246)</u>	<u>(318,968)</u>
<b>Restricted funds</b>				
Stratford building improvement fund	1	(10,134)	-	(10,133)
Minibus	1	(15,818)	-	(15,817)
Sports Development	7,800	(7,800)	-	-
Flortstry activities	3,200	(3,200)	-	-
Arches Redevelopment fund	-	(385)	-	(385)
Church Urban Fund	-	(500)	-	(500)
Parent and Baby activities	3,720	(3,720)	-	-
Art for All	4,605	(3,622)	-	983
Temporary Homeless Shelter	1,000	(1,000)	-	-
Project Development Worker	10,000	(10,000)	-	-
One Housing	7,700	(5,698)	-	2,002
The Headley Foundation	4,150	(3,000)	-	1,150
Lyle's Local fund - line dancing	2,500	(1,740)	-	760
Canary Wharf	1,500	-	-	1,500
Docklands Old Boys Project	3,000	-	-	3,000
	<u>49,177</u>	<u>(66,617)</u>	<u>-</u>	<u>(17,440)</u>
<b>TOTAL FUNDS</b>	<u>1,397,620</u>	<u>(1,574,782)</u>	<u>(159,246)</u>	<u>(336,408)</u>

Fixed asset fund represents the net book value of all unrestricted fixed assets held by the charity.

Future capital investment fund of £2m is set aside for investment in at least one new Centre using the establishment of the Rotherhithe development as a blue print

Rotherhithe building fund represents the value of the lease premium paid on the building.

Minibus fund represents the restricted portion of the net book value of two vehicles purchased during 2018. Monies have been provided by two grant funders, with the remainder of the value of the vehicles being purchased from general funds.

Stratford building improvements fund is for the purpose of improving the building at the charity's Stratford site.

Arches Redevelopment fund is for the purpose of redeveloping the Arches site, this includes monies provided for a feasibility study.

The Hedley foundation(Rotherhithe) - This is a free football program for local disadvantaged children aged 4-8 years. in total we received 40 weeks' worth of funding, we have 20 weeks of funding left.

Art for all(Rotherhithe) - art classes for local adults aged 18 years and older.

Line dancing(Stratford) - Line Dancing sessions for anyone over 50 years of age , living in the local area.

East End Community Foundation - Funding is for the Docklands Old Boys Project.

Canary wharf and One housing - Funding for Street dance classes, Boxercise sessions and Tai chi sessions for both adults and children.

The Stanley Spooner Will Trust Fund ( Endowment) is a protected fund in that the Charity has the use of £300,000 to be invested without risk of capital diminution and then to use the derived income as unrestricted funds

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 31 March 2020**

**20. RELATED PARTY DISCLOSURES**

During the year the charity employed one of the CEO's children, they received total remuneration of £30,638 gross pay (2019: £29,964) and £3,037 employer's NI. The employment contract and salary rates are part of the normal course of the charity's operations and have been carried out on an arm's length basis.

**21. COVID-19**

The restrictions imposed on organisations following the Covid-19 outbreak has affected the charity in that a number of the charity's income producing activities had to cease for sometime. However it is envisaged that the charity shall be able to fully open again during 2021 and the trustees believe that the charity has sufficient reserves to carry on providing services to local people for the foreseeable future.