

**THE BEAUCHAMP LODGE  
SETTLEMENT**

**(Company limited by guarantee no. 4613979  
registered charity no. 1105466)**

**REPORT AND FINANCIAL STATEMENTS**

**YEAR ENDED 31 MARCH 2022**

# **THE BEAUCHAMP LODGE SETTLEMENT**

**(Company limited by guarantee no. 4613979, registered charity no. 1105466)**

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## **REPORT AND FINANCIAL STATEMENTS**

**For the year ended 31 March 2022**

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## THE BEAUCHAMP LODGE SETTLEMENT

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### REFERENCE AND ADMINISTRATIVE DETAILS

For the year ended 31 March 2022

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**Trustees** Charles Middleton, Interim Chair and Treasurer  
Gemma Ramsden  
Diamond Nee  
Mark Bensted  
Dameon Sandhu  
Angela Piddock

**Secretary** Simon Ryder

**Patron** Anne Mallinson

**Chief Executive** Simon Ryder

**Company reg. no.** 4613979

**Charity reg. no.** 1105466

**Registered office** The Floating Classroom  
Great Western Studios, Unit 63  
65 Alfred Road  
London W2 5EU

**Independent Examiners** Alexander Dave  
5 Braemore Court  
Cockfosters Road  
Herts EN5 5BY

**Bankers** Unity Trust Bank plc  
Four Brindleyplace  
Birmingham  
BR1 2JB

**Solicitors** WGS Solicitors  
133 Praed Street  
London  
W2 1RN

## TRUSTEES' ANNUAL REPORT

The Trustees submit their annual report and the financial statements of The Beauchamp Lodge Settlement for the year ended 31 March 2022. The Trustees confirm that the annual report and financial statements of the Charity comply with current statutory requirements, the requirements of the Charity's governing document and the provisions of the Statement of Recommended Practice (SORP FRS102) 'Accounting and Reporting by Charities'.

## STRUCTURE, GOVERNANCE AND MANAGEMENT

The management of the Charity is the responsibility of a Board of Trustees who are elected and co-opted under the terms of the constitution. Trustees are recruited according to their particular skills, knowledge and experience which are then matched to the needs of the Board of Trustees. When gaps in skills, knowledge and experience are identified new Trustees are sought to fill these gaps. Existing Trustees are encouraged to play an active part in recruiting new Trustees to the Board.

The Chief Executive, Simon Ryder, is accountable to the Trustees for the day-to-day management of the Charity. The other staff employed by the Charity are accountable to the Chief Executive.

## OBJECTIVES AND ACTIVITIES

### *Organisational Vision*

We will help people from a diverse range of backgrounds achieve their full potential through transformational learning experiences that broaden horizons and build confidence.

### *BLS Mission Statement*

BLS provides imaginative, engaging and fun learning experiences inspired by the locations where they take place: London's waterways and green spaces. Working with a diverse range of people including those from disadvantaged backgrounds, we encourage curiosity, take a delight in discovery and forge a sense of kinship with the natural world for people living in the city.

### *Organisational Values*

We are first and foremost a **learning** organisation.

We embrace **ambition and adventure**; we want to be **brilliant** in everything we do.

We believe everyone has an equal right to achieve his or her **full potential**.

We believe that **confidence** is at the root of achievement and that we learn best when we are fully **engaged** and **enjoying** ourselves.

With this in mind, our learning philosophy embraces **fun, discovery** and **curiosity**.

We believe that nature is **amazing** and that our environment is **precious**.

We will deal with everyone **honestly, directly** and **respectfully**.

We believe that **good ideas can come from anywhere** so we will work **collaboratively** and **openly** with others to achieve our vision.

We believe in **social enterprise** so we will undertake **commercial** activities to help us achieve our educational objectives.

### ***Aims***

To make learning fun for children and adults living in London by using the city's waterways and green spaces as an outdoor classroom and natural playground.

To promote a sense of curiosity about our surroundings so that children and adults learn by asking questions, testing their environment and taking a delight in discovery.

To forge a sense of kinship with the natural world in the city so that the children and adults we work with are effective guardians of it now and in the future.

To build the confidence of children and adults taking part in our learning activities so that they are able to fulfil their potential.

To be a successful social enterprise, generating our own income through commercial activity, in support of our mission.

### ***Objectives***

To **provide a range of learning activities** for children and adults on board the Floating Classroom and at locations on and near to London's waterways.

To **work in partnership** - where appropriate - to develop and deliver learning activities.

To **evaluate continuously our practice** both appreciatively and critically to ensure that it meets the high standards that our beneficiaries deserve.

To **secure the funding** to fulfil our mission via a combination of grants, donations and our own entrepreneurial activities.

## **ACHIEVEMENTS AND PERFORMANCE**

### ***Delivering Public Benefit***

The main activities we have undertaken in the 12 months to the end of March 2022 in furtherance of our mission and objectives are set out below.

Our charitable activities focus on the provision of fun, hands-on learning opportunities for people of all ages on board our Floating Classroom. All of these activities are undertaken to further our charitable purposes for the public benefit.

The Trustees of BLS will continue to adhere to Charity Commission guidance on public benefit in deciding the activities the charity undertakes now and in the future.

### ***The Operational Context***

Last year's annual report detailed the profound impacts of Covid-19 on the charity's operations.

The nature of what BLS does (learning activities) and the means by which we generate most of our funding (commercial hire) were either impossible or – when permitted – heavily compromised. As a result, no learning trips took place between March 2020 - May 2021 and commercial hire income fell by 98% in the same period.

Despite this, BLS not only survived, but had worked hard to develop and launch a programme of new and exciting projects specifically designed to meet the needs of local children and young people through inspiring, exciting formal and informal learning experiences in 2021-22.

The pandemic continued to challenge us over the year in review, but we are happy to report that Floating Classroom learning activities resumed, gradually at first, then with real momentum and enthusiasm. Alongside this, we built back commercial hire income to a point where it is making a significant contribution to the charity's funding base again.

The following pages provide more details of the work we have undertaken over the course of 2021-22, the means by which they are funded and a statement of our financial position and outlook at the end of the year.

### ***Learning Activities***

We had responded to the absence of school groups on the Floating Classroom the previous year by diversifying and expanding our provision to include more out-of-school-hours activities in informal settings for children, young people and families. Our intention at the outset of 2021-22 was to consolidate this, with the hope that we would begin to welcome school groups back on board from the start of the academic year in September.

In seeking to reach and engage beneficiaries beyond schools, we worked closely with other community organisations and service providers to develop and deliver activities that embody the principles that guide our work: curiosity, discovery, connection with nature, fun. These collaborations resulted in the following projects:

- Youth Empowerment Programme with Positive View
- Floating Classroom Forest School with Westminster Children's University
- Summer Holiday Activity Programme with Fourth Feathers Youth Centre
- Broadening Horizons with Westminster Befriend a Family
- Church Street Transitions Pilot Project with Future Men
- Puppet-Making and Performance Workshops with Puppet Theatre Barge

This was a bold and ambitious slate of projects that saw children and young people come together to embrace new challenges and learn new skills, including photography, screen-printing, cooking, kayaking, puppet-making, creative-writing, building shelters and whittling. In doing so, it enabled participants to express themselves, to work and learn collaboratively and to build resilience and self-confidence.

Alongside these initiatives to diversify our provision, we were delighted when our hope that schools would return to the Floating Classroom started to be realised from September 2021 onwards. In total, we undertook 38 learning trips for primary schools in 2021-22, significantly down on pre-pandemic levels, but obviously a huge and welcome improvement on 2020-21.

Over the course of 2021-22 we delivered 88 learning sessions for schools and community groups in which a total of 1327 beneficiaries took part. This accounted for 4732 hours of learning activities and encompassed 6 new projects and 4 new partnerships.

Although there is still ground to recover, at the end of 2021-22, the Floating Classroom is once again a thriving provider of learning activities. This encompasses both a curriculum-based core programme for schools *and* enrichment activities in informal settings for children, young people, families and adults. The mission for 2022-23 is to build on this to restore pre-pandemic levels of activity, while continuing to extend and diversify our provision.

### ***Commercial Boat Hire Activity – The Electric Barge***

The Floating Classroom is marketed for commercial hire as the Electric Barge. In 2016, the charity established a trading subsidiary for these activities; its sole purpose is to generate income in support of our educational mission. All profit earned by the Electric Barge is donated to the "parent" charity.

The trading subsidiary – The Electric Barge Limited - has a three-strong board of directors comprising two BLS Trustees and the BLS Chief Executive. The day-to-day commercial activities are led by our Operations & Events Manager.

Commercial income – which had been contributing 60-70% of the charity's funding in the years prior to the pandemic - fell by 98% in 2020-21. It was a priority, then, for BLS to build back this source of income in 2021-22.

To a significant degree, we succeeded in this endeavour. With the relaxing of lockdown restrictions in July 2021, both private and corporate bookings of The Electric Barge resumed, and we saw a significant increase in turnover compared with 2020-21. That held true throughout the summer, but the imposition of further restrictions in December 2021 meant that we had to cancel all scheduled Christmas bookings.

Commercial hire earnings will continue to be an important element of BLS's funding mix and we made important strides towards restoring this source of income in 2021-22. This will be a gradual process and we have set conservative targets for achieving this outcome, reflecting the continued uncertainty surrounding Covid as the new financial year began.

### ***Property Ownership***

BLS owns the freehold on a four-storey property on Harrow Road, London W10.

The ground and first floors of the property are rented to a well-established local firm of family law solicitors. The lease agreement with the tenant was renewed for 6 years in August 2021.

The occupant of the top floor flat exercised his statutory right to extend the 99-year lease on this property in October 2021. This process was concluded in summer 2022.

Renting the property at 453 Harrow Road ensures BLS a valuable additional stream of unrestricted income. As such, it is an important means of safeguarding the long-term sustainability of the charity.

## **FINANCIAL REVIEW**

Since 2017 BLS has presented separate accounts for the charity and its subsidiary. This review addresses the performance of both entities.

One of BLS's objectives in 2021-22 was to establish a more varied funding base, having previously been heavily reliant on the income generated via the commercial hire of the boat. This has borne fruit with grant income increasing by more than £28,000, an increase of 25% on the previous year. As a consequence, the proportion of BLS's total funding drawn from grants has risen from 39% to 46%.

In seeking funding, we have prioritised grants that would enable us to put the charity on a long-term sustainable footing. The core of what we do is education and so we sought and secured three-year funding for the posts of Learning Programme Manager and Lead Teacher. We knew that there were inefficiencies in our administrative practices that impeded core delivery and so we applied successfully for three-year funding for an Administrator.



Similarly, the boat is the heart of our operations, so it is vital that it is both a safe, accessible and welcoming environment for learning and an attractive, flexible venue for the events that contribute so much towards the charity's income. Towards this end, in December 2021 BLS secured a grant of £48,000 to meet the cost of improvements to the superstructure of the boat.

Restoring commercial hire income is also critical to the long-term sustainability of BLS. The increase in turnover from £9009 in 2021 to £149,341 in 2022 demonstrates that recovering this source of income is well-advanced. It is still some distance short of the income levels achieved pre-pandemic, but this is a remarkable turnaround and bodes well for the future.

2021-22 should be seen as a transitional year for BLS in which it stepped away from the most debilitating financial consequences of the pandemic and moved towards a stable and sustainable future. This is a work in progress, but BLS has varied its funding base, increased grant income, entered into a new 6-year lease agreement on its investment property and resurrected its commercial hire earnings. These are solid achievements and BLS Trustees are confident that 2022-23 will see the charity continue its recovery to good organisational and financial health.

## **RISK MANAGEMENT**

The Trustees reviewed and updated the BLS risk register in January 2022. Where relevant, strategies and systems have been devised and implemented to minimise the possible impact of these risks. As stated in last year's review, one thing the risk register did not account for was the arrival of a global pandemic and its impact on the organisation's ability to operate.

Our established practice is to review the risk register annually. The risk register will next be reviewed and updated in January 2023.

## **STATEMENT OF DISCLOSURE OF INFORMATION TO AUDITORS**

We, as the directors of the Company who held office at the date of approval of these financial statements as set out on page 1, each confirm, so far as we are aware, that:

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

## **AUDITORS**

The auditors, Alexander & Associates have indicated their willingness to accept re-appointment under Section 385(2) of the Companies Act 1985.

This report was approved and authorised for issue by the Trustees on **22 November 2022** and signed on its behalf by:

*charles middleton*  
charles middleton (Dec 8, 2022 21:17 GMT)

**CHARLES MIDDLETON**  
Interim Chair and Treasurer

## **Independent Examiner's Report to the Trustees of The Beauchamp Lodge Settlement**

I report to the trustees (who are also Directors for the purpose of company law) on my examination of the financial statements of The Beauchamp Lodge Settlement ('the charitable company') for the year ended 31 March 2022 which comprise the Statement of Financial Activities, the Balance Sheet and related notes.

This report is made solely to the charity's trustees, as a body, in accordance with section 145 of the Charities Act 2011. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my work, for this report, or for the opinions I have formed.

### **Responsibilities and basis of report**

As the trustees of charitable company you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the financial statements of the charitable company are not required to be audited under Part 16 of the Act and are eligible for independent examination, I report in respect of my examination of the charitable company's financial statements carried out under section 145 of the Charities Act 2011 ('the 2011 Act') and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

### **Independent examiner's statement**

Since the charitable company's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of ICAEW, which is one of the listed bodies.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- accounting records were not kept in respect of the charitable company as required by section 386 of the 2006 Act; or
- the financial statements do not accord with those records; or
- the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the financial statements give a 'true and fair view which is not a matter considered as part of an independent examination; or
- the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.



**A Dave FCA**  
**Alexander Dave**  
Chartered Accountants  
5 Braemore Court  
Cockfosters Road  
Barnet                      Date:

**STATEMENT OF FINANCIAL ACTIVITIES**  
For the year ended 31 March 2022

	Notes	Unrestricted Funds 2022 £	Restricted Funds 2022 £	Total Funds 2022 £	Total Funds 2021 £
<b>Income from:</b>					
Donations and legacies		88,342	-	88,342	89,311
Charitable activities					
Grants	2	76,667	74,558	151,225	111,753
Income from schools and community groups	3	32,719	-	32,719	1,000
Other trading activities	4	40,725	-	40,725	83,760
Other Income		-	-	-	-
<b>Total Income</b>		<b>238,453</b>	<b>74,558</b>	<b>313,011</b>	<b>285,824</b>
<b>Expenditure on:</b>					
Staff costs		43,117	38,898	82,015	88,004
Freelance workers and professional fees		18,557	4,933	23,490	5,505
Bad debts		2,175	-	2,175	2,925
Repairs, maintenance and mooring costs		33,924	9,017	42,941	38,601
Insurance		7,090	1,885	8,975	8,209
Property and venue hire costs		3,086	-	3,086	2,585
Catering costs		5,139	-	5,139	2,363
		113,088	54,733	167,821	148,192
Office costs	5	72,423	19,825	92,248	81,799
Other costs:					
Marketing		1,000	-	1,000	887
Bank charges		186	-	186	210
Loan Interest		2,968	-	2,968	3,221
Audit fees		3,335	-	3,335	2,800
<b>TOTAL RESOURCES EXPENDED</b>		<b>193,000</b>	<b>74,558</b>	<b>267,558</b>	<b>237,109</b>
Net income/(expenditure)		45,453	-	45,453	48,715
Transfer between funds	14	-	-	-	-
Net incoming/(outing) resources after transfer		45,453	-	45,453	48,715
Gains/ (loss) on revaluation of fixed assets Investments	9	120,000	-	120,000	-
<b>NET MOVEMENT IN FUNDS</b>		<b>165,453</b>	<b>-</b>	<b>165,453</b>	<b>48,715</b>
<b>TOTAL FUNDS AT 1 APRIL 2021</b>		<b>361,360</b>	<b>-</b>	<b>361,360</b>	<b>312,645</b>
<b>TOTAL FUNDS AT 31 MARCH 2022</b>		<b>£ 526,813</b>	<b>£ Nil</b>	<b>£ 526,813</b>	<b>£ 361,360</b>

## THE BEAUCHAMP LODGE SETTLEMENT

### BALANCE SHEET As at 31 March 2022

	Notes	£	2022 £	£	2021 £
<b>FIXED ASSETS</b>					
Investments	9		410,000		290,000
<b>CURRENT ASSETS</b>					
Debtors	10	147,372		182,918	
Cash at bank and in hand		192,604		78,141	
			<u>339,976</u>	<u>261,059</u>	
<b>CREDITORS: amounts falling due within one year</b>	11	(169,374)		(129,025)	
<b>NET CURRENT ASSETS</b>			<u>170,602</u>		<u>132,034</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>580,602</u>		<u>422,034</u>
<b>CREDITORS: amounts falling due after one year</b>	12		(53,789)		(60,674)
<b>NET ASSETS</b>			<u>£ 526,813</u>		<u>£ 361,360</u>
<b>FUNDS</b>					
Revaluation reserve	14		129,728		9,728
Restricted funds	14		-		-
General fund	14		197,701		152,248
Designated funds	14		199,384		199,384
			<u>£ 526,813</u>		<u>£ 361,360</u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to small companies regime and the Financial Reporting Standard for Smaller Entities. They were approved, and authorised for issue, by the Trustees on 22 November 2022 and signed on their behalf by:-

*Charles Middleton*  
Charles Middleton (Dec 8, 2022 21:17 GMT)

CHARLES MIDDLETON, Interim Chair and Treasurer

*Angela Pidcock*  
Angela Pidcock (Dec 5, 2022 13:37 GMT)

ANGELA PIDDOCK, Trustee

**NOTES TO THE FINANCIAL STATEMENTS**

For the year ended 31 March 2022

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**1. ACCOUNTING POLICIES**

***Basis of preparation of financial statements***

The financial statements have been prepared under the historical cost convention and in accordance with the Statement of Recommended Practice in accordance the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS102 and Charities SORP FRS 102 ( issued in October 2019), applicable accounting standards and the Financial Reporting Standard for Smaller Entities).

The charitable company meets the definition of a public benefit entity under FRS102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting or policy note.

***Fund accounting***

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objects of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The cost of raising and administering such funds is charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

***Incoming resources***

Grant income is recognised in the period for which all incoming resources are included in the Statement of Financial Activities when the Charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting periods; or
- The donor has imposed conditions which must be met before the charity has unconditional entitlement.

***Resources expended***

All expenditure is accounted for on an accruals basis and has been included under expense categories that aggregate all costs for allocation to activities.

Overheads have been allocated to activities proportionately to income.

***Investments***

Investments are stated at market value at the balance sheet date. The statement of financial activities includes the net gains and losses arising on revaluations and disposals throughout the year.

***Tangible fixed assets and depreciation***

All assets costing more than £1,000 are capitalised.

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, evenly over their expected useful lives as follows:

Buildings	-	50 years
Furniture, fittings and equipment	-	3 years
Computer Equipment	-	100% on acquisition

***Operating leases***

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged to the Statement of Financial Activities as incurred.

***Going concern***

The trustees consider 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.

THE BEAUCHAMP LODGE SETTLEMENT

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2022

2. GRANTS	Unrestricted Funds 2022	Restricted Funds 2022	Total Funds 2022	Total Funds 2021
	£	£	£	£
Church Street Ward Councillors	-	1,507	1,507	-
Strand Parishes Trust	6,000	-	6,000	-
British Land	-	2,500	2,500	13,940
Westminster City Council	-	3,500	3,500	-
Bayswater Ward Councillors	-	1,958	1,958	-
Kusuma Trust	-	6,499	6,499	1,896
Young Westminster Foundation	-	27,588	27,588	5,000
William Gibbs Religious & Educational Trust	-	7,500	7,500	22,500
Rose Foundation	-	5,000	5,000	5,000
Power To Change	-	-	-	25,000
Westminster Foundation	-	-	-	8,000
Story of Christmas	-	12,506	12,506	-
Westminster Almshouses Foundation	-	6,000	6,000	5,000
Garfield Weston Foundation	-	-	-	16,667
John Lyon's Charity	70,667	-	70,667	8,750
	<b>£ 76,667</b>	<b>£ 74,558</b>	<b>£ 151,225</b>	<b>£ 111,753</b>

3. BOAT HIRE	Unrestricted Funds 2022	Restricted Funds 2022	Total Funds 2022	Total Funds 2021
	£	£	£	£
Educational income from schools and community groups	32,719	-	32,719	1,000
	<b>£ 32,719</b>	<b>£ Nil</b>	<b>£ 32,719</b>	<b>£ 1,000</b>

# THE BEAUCHAMP LODGE SETTLEMENT

## NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2022

4. Other trading activities	Unrestricted Funds 2022	Restricted Funds 2022	Total Funds 2022	Total Funds 2021
Other Income			13,728	59,060
Property rent	26,547		26,547	24,700
	<u>£ 26,997</u>	<u>£ Nil</u>	<u>£ 40,725</u>	<u>£ 83,760</u>

5. OFFICE COSTS	Unrestricted Funds 2022 £	Restricted Funds 2022 £	Total Funds 2022 £	Total Funds 2021 £
Staff costs	40,859	10,861	51,720	52,791
Staff training & recruitment	745	198	943	955
Rent	7,670	2,039	9,709	9,308
Rates	628	167	795	827
Telephone and fax	2,056	546	2,602	2,316
Website	527	140	667	644
Insurance	1,116	297	1,413	1,348
Equipment and other materials	3,746	996	4,742	3,023
Vat disallowed	5,896	2,142	8,038	-
Sundry expenses	1,187	315	1,502	1,056
Travel and subsistence	164	43	207	95
Computer costs	593	158	751	169
Postage and stationery	196	52	248	673
Accountancy	4,740	1,260	6,000	5,690
Affiliation fees and training	1,882	500	2,382	1,967
Professional Fees	418	111	529	937
	<u>£ 72,423</u>	<u>£ 19,825</u>	<u>£ 92,248</u>	<u>£ 81,799</u>

6. STAFF NUMBERS AND COSTS	2022 £	2021 £
Wages and salaries	85,360	96,592
Social security costs	7,571	8,642
Pension costs	2,968	3,054
	<u>£ 95,899</u>	<u>£ 108,288</u>

The Charity employs a Chief Executive, a Learning Programme Manager, an Operations & Events Manager and an Administrator.

No employee received remuneration of more than £60,000.

Average number of employees	<u>4</u>	<u>5</u>
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## 7. TRUSTEES

During the year, no Trustees received any remuneration or reimbursed expenses in their role as Trustees (2021 - Nil).



## THE BEAUCHAMP LODGE SETTLEMENT

### NOTES TO THE FINANCIAL STATEMENTS For the year ended 31 March 2022

#### 8. TANGIBLE FIXED ASSETS

	Furniture, fittings and equipment £	Total £
<b>Cost</b>		
At 1 April 2021 and 31 March 2022	12,361	12,361
Transferred to investments	-	-
<b>Depreciation</b>		
At 1 April 2021	12,361	12,361
Transferred to investments	-	-
At 31 March 2022	12,361	12,361
<b>Net book value</b>		
At 31 March 2021	£ Nil	£ Nil
At 31 March 2022	£ Nil	£ Nil

#### 9. INVESTMENT PROPERTY

		Other investments £
<b>Valuation</b>		
At 1 April 2021		290,000
Revaluation surplus		120,000
At 31 March 2022		£ 410,000
<b>Costs</b>	2022 £	2021 £
	-	-
Investment Property	47,000	47,000
	£ 47,000	£ 47,000
Listed investments at market value	£ Nil	£ Nil

The valuation on the investment property was provided by Sloan Property Services a firm of Chartered Surveyors on 19 February 2022 at value of £410,000.

#### 10. DEBTORS

	2022 £	2021 £
<b>Due within one year</b>		
Trade debtors	5,669	2,589
Due from group undertakings	117,624	146,632
Prepayments and accrued income	10,662	16,769
Other debtors	13,417	16,928
	£ 147,372	£ 182,918

**NOTES TO THE FINANCIAL STATEMENTS**  
For the year ended 31 March 2022

<b>11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Bank loans and overdrafts	6,638	6,558
Trade creditors	10,883	3,118
Social security and other taxes	3,096	3,437
Accruals	21,990	22,872
Deposits received and deferred	775	17,890
Deferred grant income	125,992	75,150
	<b>£ 169,374</b>	<b>£ 129,025</b>
<b>12. CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Bank loans	53,789	60,674
<b>13. LOANS</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Loans payable within two-five years	17,974	24,882
Loans not wholly repayable within five years:	42,700	42,700
	<b>£ 60,674</b>	<b>£ 67,582</b>
The loans are repayable as follows:		
Between one and two years	6,558	6,208
Between two and five years	17,974	24,882
After five years	42,700	42,700
	<b>£ 67,232</b>	<b>£ 73,790</b>
The loan is secured on 453 Harrow Road and is repayable over period of 15 years with interest rate charge of 4% over Bank of England base rate.		

THE BEAUCHAMP LODGE SETTLEMENT

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2022

14. STATEMENT OF FUNDS	Brought Forward	Incoming Resources	Resources Expended	Transfers / Surplus on revaluation	Carried Forward
	£	£	£	£	£
<b>DESIGNATED FUNDS</b>					
Investment Property Fund	199,384	-	-		199,384
	<u>£ 199,384</u>	<u>£ Nil</u>	<u>£ Nil</u>	<u>£ Nil</u>	<u>£ 199,384</u>
<b>RESTRICTED FUNDS</b>					
	Brought Forward	Incoming Resources	Resources Expended	Transfers / Surplus on revaluation	Carried Forward
	£	£	£	£	£
British Land	-	2,500	(2,500)	-	-
Church Street Ward Councillors	-	1,507	(1,507)	-	-
Story of Christmas	-	12,506	(12,506)	-	-
Young Westminster Foundation		27,588	(27,588)	-	-
Westminster Almshouses Foundation	-	6,000	(6,000)	-	-
Bayswater Ward Councillors	-	1,958	(1,958)	-	-
Kusuma Trust		6,499	(6,499)	-	-
Rose Foundation		5,000	(5,000)	-	-
Westminster City Council		3,500	(3,500)	-	-
William Gibbs Religious & Educational Trust	-	7,500	(7,500)	-	-
	<u>£ Nil</u>	<u>£ 74,558</u>	<u>£ (74,558)</u>	<u>£ Nil</u>	<u>£ Nil</u>
<b>SUMMARY OF FUNDS</b>					
Designated Funds	199,384	-	-	-	199,384
General fund	152,248	238,453	(193,000)	-	197,701
Revaluation reserve	9,728	-	-	120,000	129,728
Restricted funds	-	74,558	(74,558)	-	-
	<u>£ 361,360</u>	<u>£ 313,011</u>	<u>£ (267,558)</u>	<u>£ 120,000</u>	<u>£ 526,813</u>

NOTES TO THE FINANCIAL STATEMENTS  
For the year ended 31 March 2022

The above grants were all given to fund various aspects of BLS activities as follows:

**Grants Received by BLS in 2021-22**

In February 2021, **British Land** awarded BLS a grant of £5000 towards core costs. Half of this was allocated to 2020-21 and the balance was brought forward to 2021-22.

**John Lyon's Charity's (JLC) Main Grant** of £35,000 covered the cost of the Learning Programme Manager's salary in 2021-22. This was the second full year of a three-year grant.

**JLC** awarded BLS an annual Additional Support Grant of £47,500 for three years in August 2021. This is to cover the salary cost of two new posts: a full-time Administrator and a part-time Lead Teacher. £31,667 of the grant was allocated to 2021-22 and £15,833 was carried forward into 2022-23.

**JLC** also awarded BLS a School Holiday Activities Fund grant of £4000 to fund the delivery of workshops for mentors and mentees supported by Westminster Befriend a Family in August 2021.

The **Kusuma Trust** awarded BLS a grant of £8395 in November 2020 to develop and deliver a pilot forest school project. The initial development work took place in February-March 2021 and the project was delivered in May-July 2021.

In July 2020 BLS was awarded a grant of £5,000 by the **Rose Foundation** towards the cost of maintenance and repair works on the boat. The whole of this grant was carried forward into 2021-22 to fund repairs to the boat's windows in March – May 2021.

In January 2021 the **Story of Christmas Appeal** awarded BLS a grant of £48,117 towards the cost of refurbishment works on the boat. £12,506 of this was used for steel fabrication work (new handrails / rubbing strips, new engine room hatch gasket, improved bow thruster access / protection) and the balance of the grant was carried forward into 2022-23.

In November 2019 **Strand Parishes Trust** awarded BLS a grant of £6000 towards the cost of delivering learning trips on the Floating Classroom for schools in Westminster. None of those trips took place before lockdown and so the entire grant was brought forward into 2020-21. The ongoing impact of the pandemic on schools meant that none of the trips took place in 2020 and consequently the grant was brought forward in its entirety again to 2021-22 where, with the agreement of the Trust, it supported the delivery of learning trips outside of school for family and community groups.

In October 2021, **Westminster Almshouses Foundation** awarded BLS a grant of £6000 towards the costs of delivering learning activities for Westminster schools on the FC.

**WCC Bayswater Ward Councillors** awarded BLS a grant of £10,125 in 2019-20 to deliver 10 learning trips on the Floating Classroom for pupils at the two primary schools in the ward. Eight trips were delivered prior to the Covid outbreak in 2020, but the final two only took place in late 2021.

**WCC Church Street Ward Councillors** awarded BLS a grant of £10,125 in 2019-20 to deliver 10 learning trips on the Floating Classroom for pupils at Christ Church Bentinck CE Primary School, Gateway Academy and King Solomon Academy. Seven trips were delivered before the pandemic, with the remaining three taking place in October 2021.

In response to the pandemic, **William Gibbs Religious & Educational Trust (WGRET)** brought forward its grant of £15,000 as a contribution towards BLS running costs in April 2020. £13,750 of this was allocated to the 2020-21 budget and £1250 was brought forward into 2021-22.

**WGRET** awarded BLS a grant of £15,000 towards running costs in October 2021. £6025 was allocated to the year 2021 and the balance was carried forward into 2022-23.

**NOTES TO THE FINANCIAL STATEMENTS**  
For the year ended 31 March 2022

In March 2021 Young Westminster Foundation (YWF) awarded BLS an annual grant of £20,000 for two years to develop and deliver its provision for young people. This was brought forward into 2021-22 in its entirety. BLS received the Year 2 grant in March 2022, and this was carried forward in full to 2022-23.

The YWF awarded another grant of £7588 to deliver a programme of school holiday activities for junior members of Fourth Feathers Youth Centre. This project took place in July-August 2021 and so the full grant was brought forward into 2021-22.

**13. Operating lease**

The charity entered into a formal agreement to pay £5,000 plus vat for the boat for period of 25 years commencing 12 November 2007. However it was also agreed that this payment would not be collected and would be treated as donation in kind.

**15. ANALYSIS OF NET ASSETS BETWEEN FUNDS**

	Unrestricted Funds		Restricted	Total	Total
	Designated	General	Funds	Funds	Funds
	Funds	Funds	Funds	Funds	Funds
	2022	2022	2022	2022	2021
	£	£	£	£	£
Tangible fixed assets		-		-	-
Fixed asset investments	199,384	210,616	-	410,000	290,000
Net current assets	-	170,602	-	170,602	132,034
Creditors due in more than one year		(53,789)		(53,789)	(60,674)
	<u>£ 199,384</u>	<u>£ 327,429</u>	<u>£ Nil</u>	<u>£ 526,813</u>	<u>£ 361,360</u>












# Final Accounts BLS


Final Audit Report

2022-12-09


Created:	2022-12-05
By:	Simon Ryder (ade@theelectricbargain.co.uk)
Status:	Signed
Transaction ID:	CBJCHBCAABAA4ljf8pUN2ldMfstY3Y6tlSPDenuql3Pe

## "Final Accounts BLS" History

-  Document created by Simon Ryder (ade@theelectricbargain.co.uk)  
2022-12-05 - 12:39:00 PM GMT- IP address: 80.87.27.34
-  Document emailed to angelapiddock@gmail.com for signature  
2022-12-05 - 12:41:15 PM GMT
-  Email viewed by angelapiddock@gmail.com  
2022-12-05 - 12:41:22 PM GMT- IP address: 66.249.93.85
-  Signer angelapiddock@gmail.com entered name at signing as Angela Piddock  
2022-12-05 - 1:37:54 PM GMT- IP address: 213.205.240.118
-  Document e-signed by Angela Piddock (angelapiddock@gmail.com)  
Signature Date: 2022-12-05 - 1:37:56 PM GMT - Time Source: server- IP address: 213.205.240.118
-  Document emailed to cmiddleton@parkholidays.com for signature  
2022-12-05 - 1:37:57 PM GMT
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2022-12-06 - 9:49:40 AM GMT- IP address: 104.28.30.146
-  Signer cmiddleton@parkholidays.com entered name at signing as charles middleton  
2022-12-08 - 9:17:20 PM GMT- IP address: 82.19.15.38
-  Document e-signed by charles middleton (cmiddleton@parkholidays.com)  
Signature Date: 2022-12-08 - 9:17:22 PM GMT - Time Source: server- IP address: 82.19.15.38
-  Document emailed to atul@alexanderaccountants.com for signature  
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 Signer atul@alexanderaccountants.com entered name at signing as Atul Dave 09/12/2022

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