

GASWORKS DOCK PARTNERSHIP

England & Wales · Charity number 1141523

Details

Other names GDP

Status Registered

Legal form Charitable company

Company number [07135282](#)

Registered 2011-04-19

Register [View on the Charity Commission register](#)

Contact

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

Phone 02074730429

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Website www.codydock.org.uk

Activities

Objects: 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 EXPERIENCE2 THE CREATION OF TRAINING AND EMPLOYMENT OPPORTUNITIES BY THE PROVISION OF WORKSPACE, BUILDINGS AND/OR LAND FOR USE ON FAVOURABLE TERMS3 THE MAINTENANCE, IMPROVEMENT OR PROVISION OF PUBLIC AMENITIES4 THE EDUCATION OF THE PUBLIC ABOUT THE HISTORY OF THE AREA BY THE CREATION OF AN INDUSTRIAL HERITAGE ARCHIVE AND MUSEUM5 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 FACILITIES6 THE PROMOTION OF THE ARTS AND OF CRAFTS AND CRAFTSMANSHIP AND THE ADVANCEMENT OF EDUCATION7 SUCH OTHER MEANS AS MAY FROM TIME TO TIME BE DETERMINED AND WHICH ARE EXCLUSIVELY CHARITABLE8. 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. 9. THE PROMOTION OF THE CONSERVATION, PROTECTION AND ENHANCEMENT OF THE PHYSICAL AND NATURAL ENVIRONMENT, PARTICULARLY BUT NOT EXCLUSIVELY IN WAYS THAT FURTHER SUSTAINABLE DEVELOPMENT.

Activities: GDP was set up as a community led regeneration vehicle for Cody Dock and provides: Facilities for schools, universities, charities, community groups for education/training about the LLVs ecology, heritage and waterways. Providing amenities that promote greater use of the Lea. Promotes arts and crafts ,Community gardens, Docklands Community Boat ,Moorings and studio spaces

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services, Acts As An Umbrella Or Resource Body
- **What:** Arts/culture/heritage/science, Environment/conservation/heritage, Economic/community Development/employment
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** LONDON BOROUGH OF NEWHAM, THE LOWER LEA VALLEY AND THE THAMES GATEWAY
- Hackney
- Newham
- Tower Hamlets

Finances

Period end	Income	Expenditure	Assets	Employees
2025-01-31	£1,304,621	£809,331	£2,321,843	12
2024-01-31	£652,253	£638,426	£1,826,553	9
2023-01-31	£1,073,836	£398,431	£1,812,726	10
2022-01-31	£618,648	£323,017	£1,137,321	12
2021-01-31	£906,236	£346,116	£841,690	9

Trustees

Name	Role	Appointed
Marcus MacKenzie	Chair	2016-12-10
Bianca Mawani		2016-06-01
Martin Torres		2016-11-29
Oladapo Oyodele Akanni Asuni		2015-09-07
Oyetade Oyebode		2022-02-14
Timothy Vaughan		2018-04-12

GASWORKS DOCK PARTNERSHIP

England & Wales - Charity number 1141523

Accounts



Charity No. 1141523 Company Reg No. 7135282

Gasworks Dock Partnership

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



Gasworks Dock Partnership

(A company limited by guarantee)

Report and Financial Statements

Year ended 31 January 2025

Charity number 1141523

Company number: 07135282

	<p>Made possible with</p> 		
			

Gasworks Dock Partnership (GDP)
Report of the trustees for the year ended 31 January 2025

CONTENTS

Report of the Trustees	Pages 2-12
Independent Auditor's Report	Page 13-15
Statement of Financial Activities	Page 16
Balance Sheet	Page 17
Statement of Cash Flows	Page 18
Notes to the Financial Statements	Pages 19-28

Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2025

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

Directors and trustees

Chair: Marcus Mackenzie (Appointed Dec 2016) (Re-appointed Nov 2022)
Company Secretary: Timothy Vaughan (Appointed April 2018, Re-appointed October 2021)
Treasurer: David Asuni (Appointed Sept 2015, Re-appointed Nov 2022)
Trustees: Martin Torres (Appointed April 2018, Re-appointed Nov 2022)
Bianca Mawani (Appointed June 2016, Re-appointed October 2021)
Oyetade Oyebode (Appointed 22nd March 2022)
Chief Executive Officer: Simon Myers (Appointed Oct 2015)

Our advisers

Architects: Office for Crafted Architecture, Unit 2. Cody Dock, 11c South Crescent, London, E16 4TL

Auditors: Goldwins Chartered Accountants, 75 Maygrove Road, London, NW6 2EG, United Kingdom

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

Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2025

The trustees are pleased to present their annual report together with the financial statements of the charity for the year ended 31 January 2025, which are also prepared to meet the requirements for a directors' report and accounts for Companies Act.

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 – second edition) - (Charities SORP FRS 102).

1. Chief Executive's Report

It has been a positive year for the charity. Despite a challenging financial climate, all core revenue costs and programmed activities were successfully covered through a combination of grants, donations, in-kind support, and income from our social enterprise trading. As we celebrate our 13th year, our focus remains firmly on delivering our environmental, heritage, youth programme and arts programmes, while completing the capital projects outlined in our development masterplan. These initiatives will help ensure the long-term sustainability of our operations beyond the current period of grant funding.

The following activity summary has been broken down into our key programmes and where applicable, their associated capital projects.

2. Climate Action Fund Urban Biodiversity

At the start of this reporting period, we successfully completed the first year of our **Climate Action Fund** programme, supported by the **National Lottery Community Fund**, and closed the year well into the final quarter of our second year. This work spans biodiversity monitoring and training through our community science programme, habitat creation and restoration through our volunteering programme, environmental education through our schools and youth programmes and inclusion through our public events and social prescribing programme.

Participation rates in year two showed steady growth across all programme areas. To support this expansion, we were delighted to welcome two new staff members to our Biodiversity, Youth, and Education teams. The focus of this work continues to centre on engaging local communities and deepening their connection with our local urban biodiversity. Through community science initiatives, we are helping to build understanding of local ecosystems while supporting the future of the Lower Lea River through habitat restoration and creation. These efforts are also helping to raise the river's profile and contribute to shaping future policy and development decisions across the tidal Lea catchment area.

2.1. Urban Ecology Community Science Programme

The last year has seen a significant increase in the delivery of our Urban Ecology programme and as a result we have now recorded 813 species through structured recording and 3,109 ad-hoc records on the iNaturalist platform. With the appointment of a second Biodiversity manager, we increased our capacity to deliver more public workshops, engagement with universities, and in-house botanical expertise.

We have consolidated our learning from year one and are now confident that we have selected a meaningful set of target taxonomic groups that will provide robust data on the effects of changes to our local habitats. With a significant number of construction projects either underway or planned for the local area, we use this valuable data to inform our habitat restoration and are working with local authorities, property developers, and statutory agencies to produce a Lower River Lea Biodiversity Masterplan.

Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2025

Our ambitions for the coming year are to develop and run a pilot Urban Ecology Traineeship to offer a structured learning programme. This is intended to upskill existing volunteers and engage a wider audience who may be interested in pathways into careers in urban ecology.

The table below shows the level of participation from the public in our urban ecology programme during the reporting period.

Urban Ecology Programme Stats:	Sessions	Participants	Participation Hours
Biodiversity Monitoring	100	703	2,915
Water Quality Testing	10	62	186
Habitat Restoration	43	362	2,174
Clean-ups & public path maintenance	8	320	1,280
Totals:	161	1,447	6,555
<i>Approximately 62% of beneficiaries were residents of Newham</i>			

2.2. Cody Dock's Youth Programme:

During the period to 31st January 2025, our School and Youth Programme successfully engaged a total of 2,332 young people, delivering over 6,272 hours of activities. Participants ranged in age from 7 to 25, reflecting the broad and inclusive reach of our work.

A major highlight of this period was our involvement in the River of Hope Programme, delivered between January and March 2024 in collaboration with the Thames Festival Trust. This international arts-based learning initiative connects schools around the world through the study of rivers. Through creative exploration, young people were encouraged to reflect on the importance of protecting and sustaining their local natural environments. Our participation in this project significantly enhanced our visibility and partnerships with local schools, allowing us to establish valuable new connections. These relationships have since enabled us to deliver several additional school sessions throughout the summer term, broadening our educational impact.

In addition to our school engagements, we also delivered 12 youth group workshops in collaboration with 5 different youth groups. Activities included birdbox making, zine creation, and a Nocturnal Creatures Night, where a local youth group were invited for a pizza night while exploring local wildlife through moth trapping and bat walks.

Looking ahead to Year 3, our focus will be on strengthening and expanding both our Education and Youth Programmes. We aim to extend our reach across Newham and Tower Hamlets, re-running the River of Hope to deepen our school networks and laying the groundwork for our new Schools Programme launch.

The table below shows the level of participation from schools, youth groups and young people with our environmental youth programme during the reporting period.

Cody Dock's Youth Programme Stats:	Sessions	Participants	Participation Hours
12 x Schools	43	1,656	4,734
5 x Youth Groups	12	676	1,538
Outreach Events	8	121	60.5
Volunteer Assistants	7	7	88
Totals:		2,460	6,420
<i>Approximately 95% of beneficiaries were residents of Newham</i>			

Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2025

2.3. Cody Dock's Therapeutic Gardening Programme

Cody Dock's CAF funded Therapeutic Gardening Programme's second year saw increases in the breadth and number of socially prescribed referrals from occupational therapists, local authorities, GPs and community organisations. With increased demand and the funded programme almost running at capacity, the focus for our third year will be on looking at how we can create and sustain supported pathways into our wider programmes and increase capacity with administration and volunteer support for our Therapeutic Gardener.

Subco Trust - 12 sessions were delivered for local Asian Elders in partnership with Subco Trust and contributions from V&A East between March and August.

Newham Adults with Learning Disabilities - three blocks of sessions for adults were delivered between April and October 2024, working with Newham's Adults with Learning Disabilities day opportunities team.

Friday Watering Group - a weekly watering group of volunteers from East London NHS Foundation Trust, Mental Health Unit.

Social Prescriptions - one hundred 2.5 hour sessions were delivered over the course of the year.

Volunteers - two volunteers were engaged to assist with delivery of sessions.

The table below shows the level of participation from socially prescribed members of the public in our Therapeutic gardening programme during the reporting period.

Therapeutic Gardening Stats:	Sessions	Participants	Participation Hours
Subco	12	49	30
Newham Adults with Learning Disabilities	23	171	57
Friday Watering Group	20	53	40
Social Prescriptions	100	100	250
Volunteers	15	7	37.5
Totals:	170	280	414.5
<i>Approximately 80% of beneficiaries were residents of Newham</i>			

3. Lighting Up the Lea

In March 2024 we commenced our three year **Lighting Up the Lea** heritage programme and new heritage pavilion capital build project funded by the **National Lottery Heritage Fund**. This work includes; the production of public exhibitions through our schools programme; quarterly heritage open days, artist commissions and collaborations through a new annual heritage programme; restoration of the historic lifeboat Frederick Kitchen; and the development of a new exhibition and activity space dedicated to the River Lea's heritage.

3.1. Exhibitions and Creative Commissions

With the addition of the Heritage Fund support, 2024 was a bumper year for new exhibitions and programmed content. The year started with an outdoor exhibition of the 2024 Your River Lea photo competition winners, followed by the installation of a giant bamboo sculpture adorned with hundreds of hand crafted prayer flags produced as part of Thames Festival Trust's River of Hope schools project.

Sound artist Jules Shapter, the London Festival for Architecture and our in-house heritage team, produced the first of three Cabinets of Curiosity that shone a light on the heritage of the Thames Ironworks shipbuilding company. Working in collaboration with the V&A East collections team, we hosted a pilot workshop to engage local residents in the development of the brief for a new artist

Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2025

commission called common threads that will be launched in 2025. At the close of the year we launched the open call for our second Cabinet of Curiosity artist commission that will run from April to September 2025. Over the course of this reporting period we estimate that over 80,000 people experienced at least one of our public exhibitions.

3.2. Open days

Each year we deliver 4 large open days which largely track the changing seasons and include contributions from each of our programme departments, workshops, performance, exhibitions, schools and therapeutic gardening activities. These open days are not only a major driver for new volunteer recruitment but also provide an opportunity to share and celebrate the diverse range of work that has been achieved in the past quarter. Overall attendance numbers were up on the previous year with over 5,000 visitors and 120 volunteers recorded across the four events

3.3. The Frederick Kitchen

In March 2024 we commenced our restoration of the Frederick Kitchen, thought to be the last boat to be made at the last great shipyard in London, with the purpose of preserving this important piece of local heritage. The eventual plan is to utilize the restored boat as the canopy of our new heritage pavilion. This work is being led by a small dedicated team of skilled shipwrights and crafts people and in our first year engaged 80 volunteers within the restoration process. Work has progressed on time and within budget with the aim of completion towards the end of 2025.

3.4. The Heritage Pavilion

In April 2024 we appointed the design and construction firm Nicholas Alexander as the lead contractor for our new heritage building which will be named the Boat House. Work on the construction of the building will commence in the summer of 2025 and is programmed to be completed in April 2026.

4. Community Ownership Funded capital projects

Gasworks Dock Partnership received confirmation on its successful application to the Department of Levelling Up, Housing and Communities Community Ownership Fund for £185,000 of capital funding and £50,000 of associated revenue funding to complete the fit-out of its community visitor centre and community kitchen and landscaping to improve Cody Dock's public realm. After some delays in receiving the funding due to the sudden announcement of the general election, funding was received in October 2024 and work commenced in the following month. Works are programmed to be completed towards the end of 2025. Over 540 volunteers have taken part in the delivery of these works during this reporting period.

5. Dock Restoration

The restoration of Cody Dock as a working dock with moorings and a boat yard is a core element of our capital works master plan that will eventually enable our charity's long term sustainability. With the new rolling bridge and end of dock pilings already complete, the core focus has been on completing the remaining restoration of the dock walls. Over the course of the past year we have delivered 154 restoration sessions for 391 volunteers who have contributed 1,949 hours and it is estimated that at the current rate of progress the dock walls restoration programme will be completed by the end of 2026.

Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2025

6. Cody Dock Fundraising & Sustainability

6.1. Fundraising

GDP has a number of delivery programmes and capital projects that were either underway during this reporting period or planned to commence in 2025.

- The National Lottery Community Fund Climate Action Fund grant award for £1.3m over 5 years from 20th April 2023 - 19th April 2028.
- Heritage Fund LUTL Delivery grant award for £1,676,097 over 3 years from 27th March 2024 - 26th March 2027.
- Community Ownership Fund grant award for £335,000 over 12 months from October 2024 - September 2025
- Big Issue Invest Loan for £150,000 over two years from March 2024 to March 2026
- Garfield Weston grant award for £150,000 for construction of new studio spaces.
- Aspers Casino £20,000 unrestricted grant award.
- DPD Environmental grant award for £50,000.

6.2. Organisational Sustainability

Ensuring organisational sustainability and reducing our dependence on grant funding for core revenue costs remains a key priority. Our focus over the coming years is to further develop our social enterprise activity, through the rental of our workshop studios, new venues, corporate volunteering programme and increased income from our riverside bar and public events.

In November 2024, we undertook a full review of the charity's Business and Development Plan, and a review of our Fundraising Strategy is scheduled for 2025. While our current financial position is stable, and the longer-term outlook is strengthened by projected growth in social enterprise income, we recognise the importance of securing additional revenue grant funding for 2026–2028 to support operations as these enterprise streams become fully established.

Gasworks Dock Partnership (GDP)
Report of the trustees for the year ended 31 January 2025

7. Our purposes and activities

7.1. Charitable Objects

The charity's Objects remain unchanged:

- The advancement of education, training or retraining, particularly among unemployed people, and providing unemployed people with work experience,
- the creation of training and employment opportunities by the provision of workspace, buildings and/or land for use on favourable terms,
- the maintenance, improvement or provision of public amenities,
- the education of the public about the history of the area by the creation of an industrial heritage archive and museum,
- 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,
- the promotion of the arts and of crafts and craftsmanship and the advancement of education,
- the promotion of the conservation, protection and enhancement of the physical and natural environment, particularly but not exclusively in ways that further sustainable development,
- 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',
- And other means as may from time to time be determined and which are exclusively charitable.

7.2. Vision

Our vision continues to be the provision of a pedestrian gateway to the existing Lower Lea River footpaths and operating Cody Dock as a flagship center for community, environmental learning, heritage and arts. As part of our mission to transform Cody Dock into a sustainable and flourishing cultural quarter we are continuing our work to develop new moorings, workshop studio spaces and a community venue that will provide GDP with a sustainable income that will enable our charity to continue delivering its more general aims.

Our overall 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.

In shaping our objectives for the coming years, we have considered the Charity Commission's guidance on public benefit, including the guidance on public benefit and fee charging. We continue to give careful consideration to the accessibility of our public, community and event spaces when setting the levels of fees and charges so as to ensure that those on low incomes are able to access our services.

Gasworks Dock Partnership (GDP)
Report of the trustees for the year ended 31 January 2025

7.3. Strategy

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

- The delivery of 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.
- The offering of a broad range of opportunities for people and organisations to co-produce environmental and educational activities at Cody Dock.
- The giving of opportunities to groups in the borough at discounted rates for hire.
- The celebration of the diversity of cultures in our local community by programming presentations by, and with, artists of different cultural backgrounds and at times that are open and inclusive whilst focusing on having a particular significance to different religious or cultural traditions that reflect the full spectrum of Newham's diverse communities.

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

- Delivery 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.

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 help to shape a positive future for the Lower Lea Valley.

7.4. Partnerships

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

- The Royal Horticultural Society
- Thames 21 and Love the Lea
- Totally Thames
- Open City's Open House
- Newham Council
- V&A East
- Westminster University
- SUBCO
- Rosetta Arts
- The Line Art Trail
- London National Park City

Gasworks Dock Partnership (GDP)
Report of the trustees for the year ended 31 January 2025

7.5. Our Volunteers

One of the charity's key objectives 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, charities and local businesses. Across all our programmes, we have worked with a total of 3,372 volunteers who catered for over 100,000 visitors during our 14th year of activities.

7.6. 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**

Signed:

A handwritten signature in black ink, appearing to read 'Simon Myers', written in a cursive style.

**Simon Myers Chief Executive
Gasworks Dock Partnership**

24 October 2025

Gasworks Dock Partnership (GDP)
Report of the trustees for the year ended 31 January 2025

Financial review

Results for the year ended 31 January 2025 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 for its funding. Our restricted income for the financial year was £1,120,728 (2024 £511,061), this funded a very significant proportion of the net cash flows for investing activities of £149,013 (2024 £125,719) in the financial year. Unrestricted income for the financial year was £183,893 (2024 £141,192), however unrestricted expenditure was £159,480 (2024 £190,463) resulting in unrestricted income surplus of £24,413 (2024 deficit of £49,271) for the financial year ended 31 January 2025. Thus, as those fixed asset additions that are funded by restricted income are transferred to unrestricted reserves, the charity's positive unrestricted reserves are entirely invested in the designated fixed assets of £1,910,418 (2024 £1,870,683). This shows that the charity is successfully putting in place the infrastructure essential to sustainable delivery of its purpose (See Note 13 of the financial statements); however, after accounting for fixed assets, the charity has small positive unrestricted reserves of £15,010 (2024 deficit of £118,664).

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

Reserves policy

GDP aims to maintain unrestricted free reserves equivalent to 3 months of running costs. As noted above, substantial facilities development work has been and continues to be delivered which has created vital fixed assets for the charity and is reflected in a sound total unrestricted reserves position referred to above. However, the charity currently has an unrestricted free reserves deficit, and GDP therefore has not met its unrestricted free reserves policy. While the capital projects build-out is being undertaken, much of the core work of the charity is directed towards such projects and consequently the costs of such core work are substantially covered by grant funding over the next two years, thereby supporting GDP as a going concern. GDP is working to ensure that it builds towards its unrestricted free reserve policy level via income generation from social enterprise activities in the coming years.

Plans for the future

Looking forward to the financial year 2025-6, the charity is focusing its attention on the following objectives:

- Delivering GDP's climate action programme funded by the National Lottery.
- Delivering GDP's Heritage programme funded Heritage Lottery.
- Deliver and expand programme of therapeutic and social prescribing opportunities to be delivered within the 'Growing Space'
- Development of the business plan for further moorings and studios and raising the capital to finance phase two of Cody Dock's development.
- Continue to develop GDP's social enterprise income to enable future sustainability.

Structure, Governance and Management

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

Gasworks Dock Partnership (GDP)
Report of the trustees for the year ended 31 January 2025

Appointment of trustees

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

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 approximately 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

N/A Risk

management

The trustees have a risk management strategy and conduct 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 to ensure the sustainability of the charity and the 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 the group and of the incoming resources and application of resources, including the income and expenditure, of the charitable group 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. 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 24 October 2025 and signed on their behalf by

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Marcus Mackenzie - Chair

Company registration number 07135282

Independent Auditor's Report To the members of Gasworks Dock Partnership

Opinion

We have audited the financial statements of Gasworks Dock Partnership for the year ended 31 January 2025 which comprise the Statement of Financial Activities, the Balance Sheet, statement of cash flows and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 January 2025 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Charity 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

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

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 auditor's report 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.

**Independent Auditor's Report
To the members of Gasworks Dock Partnership**

Opinion on other matter 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 trustees' report (incorporating the directors' report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' report (incorporating the directors' report) 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 Charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Annual Report.

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.

Responsibilities of the trustees

As explained more fully in the Trustees' Responsibilities Statement, 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 they 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 Charity'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 Charity 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 an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We enquired of management, which included obtaining and reviewing supporting documentation, concerning the charity's policies and procedures relating to:
 - identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;

**Independent Auditor's Report
To the members of Gasworks Dock Partnership**

- Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud;
 - The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
-
- We inspected the minutes of meetings of those charged with governance.
 - We obtained an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the charity from our professional and sector experience.
 - We reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.
 - We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.
 - In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments, assessed whether the judgements made in making accounting estimates are indicative of a potential bias and tested significant transactions that are unusual or those outside the normal course of business.

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]. This description forms part of our auditor's report.

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 charity's members those matters we are required to state to them in an auditor's 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 charity and the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.

Anthony Epton

28 October 2025

Anthony Epton (Senior Statutory Auditor)
for and on behalf of
Goldwins Limited
Statutory Auditor
Chartered Accountants
75 Maygrove Road
West Hampstead
London NW6 2EG

Gasworks Dock Partnership
Statement of Financial Activities (Incorporating and Income and Expenditure Account)
For the Year Ended 31 January 2025

	Note	Unrestricted funds £	Restricted funds £	2025 Total £	2024 Total £
<u>Income from:</u>					
Donations & Grants	3	25,492	1,120,728	1,146,220	518,187
Charitable Activities	4	158,401	-	158,401	134,066
Total income		183,893	1,120,728	1,304,621	652,253
<u>Expenditure on:</u>					
Fundraising		-	-	-	-
Charitable activities		159,480	649,851	809,331	638,426
Total expenditure	5	159,480	649,851	809,331	638,426
Net income / (expenditure) for the year	6	24,413	470,877	495,290	13,827
Fund transfers		148,996	(148,996)	-	-
Net movement in funds		173,409	321,881	495,290	13,827
<u>Reconciliation of funds:</u>					
Total funds brought forward	15	(118,664)	74,534	(44,130)	(41,516)
Designated Funds-Fixed Assets B/F		1,870,683	-	1,870,683	1,854,242
Total funds carried forward		1,925,428	396,415	2,321,843	1,826,553

All of the above results are derived from continuing activities.
There were no other recognised gains or losses other than those stated above.
The attached notes form part of these financial statements.

Gasworks Dock Partnership
Balance Sheet
As at 31 January 2025

	Note	2025 £	2024 £
Tangible fixed assets	9	1,910,418	1,870,683
Current assets:			
Debtors	10	53,108	37,985
Stock		816	-
Cash at bank and in hand		563,776	2,835
		<u>617,700</u>	<u>40,820</u>
Creditors: amounts falling due within one year	11	<u>(29,977)</u>	(48,877)
NET CURRENT ASSETS		<u>587,723</u>	<u>(8,057)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		2,498,141	1,862,626
Creditors: Amounts Falling Due After More Than One Year	12	<u>(176,298)</u>	<u>(36,073)</u>
Net assets	13	<u><u>2,321,843</u></u>	<u><u>1,826,553</u></u>
Funds			
Designated Funds-Fixed Assets		1,910,418	1,870,683
Unrestricted Funds		15,010	(118,664)
Total Unrestricted Funds		1,925,428	1,752,019
Restricted Funds		<u>396,415</u>	<u>74,534</u>
Total funds	15	<u><u>2,321,843</u></u>	<u><u>1,826,553</u></u>

The financial statements have been prepared in accordance with the special provisions for small companies of the Companies Act 2006.

Approved by the Trustees Board on.....28 October 2025 and signed on its behalf by:



Marcus Mackenzie – Chair
Chairman and Treasurer, Trustees Board

Company Registration Number 07135282

The attached notes form part of the financial statements.

Gasworks Dock Partnership
Statement of cash flows
For the Year Ended 31 January 2025

	Note	2025 £	2025 £	2024 £	2024 £
Cash flows from operating activities:					
Net cash provided by / (used in) operating activities	16		569,275		120,234
Cash flows from investing activities:					
Net Cash Flows from Investing Activities -Fixed Assets		(149,013)		(125,719)	
Cash provided by / (used in) investing activities			(149,013)		(125,719)
Cash flows from financing activities:					
Repayments of borrowing		(9,321)		(9,364)	
Borrowings		150,000			
Cash provided by / (used in) financing activities			140,679		(9,364)
Change in cash and cash equivalents in the year			560,941		(14,849)
Cash and cash equivalents at the beginning of the year			2,835		17,684
Cash and cash equivalents at the end of the year			563,776		2,835

Gasworks Dock Part

Notes to the financial statements

For the Year Ended 31 January 2025

1. Accounting policies

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) - (Charities SORP FRS 102 second edition) and the Companies Act 2006.

The charitable company meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

Going concern

At the time of approving the financial statements the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future.

From the year ending January 2025, Gasworks Dock Partnership (GDP) has increased sustainable income from additional community studio lets and is further underpinned by increased volunteer activity. In addition, community response funding, additional awards of capital funding, and the flexibility offered by GDP's existing funders, has allowed GDP to continue to develop and to provide support and facilities to the community during this challenging time.

The cash flow forecast for the next 12 months, from the date of approval of the financial statements, indicates that GDP will have sufficient cash assets in place to meet its debts as and when they are due. The directors are satisfied that GDP is able to meet its working capital liabilities through the management of the normal cyclical nature of receipts and payments.

The directors continue to adopt the going concern basis of accounting in preparing the financial statements.

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.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred. Income received in advance for the provision of specified service is deferred until the criteria for income recognition are met.

Donations of gifts, services and facilities

Donated professional services and donated facilities are recognised as income when the charity has control over the item or received the service, any conditions associated with the donation have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), volunteer time is not recognised so refer to the trustees' annual report for more information about their contribution.

On receipt, donated gifts, professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

Gasworks Dock Part

Notes to the financial statements

For the Year Ended 31 January 2025

1. Accounting policies (continued)

Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

Fund accounting

Unrestricted funds are available to spend on activities that further any of the purposes of charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are donations which the donor has specified are to be solely used for particular areas of the charity's work or for specific projects being undertaken by the charity.

Expenditure and irrecoverable VAT

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. Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred. Expenditure is classified under the following activity headings:

- Costs of raising funds comprise of trading costs and 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 delivering services and other activities undertaken to further the purposes of the charity and their associated support costs.

Allocation of support costs

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. Support costs include back office costs, finance, personnel, payroll and governance costs which support the charity and its and activities. These costs have been allocated between cost of raising funds and expenditure on charitable activities.

Tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £1,000. Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

- Boat 50 years
- Dock works 20 years Buildings 10 years
- Office equipment 3 – 4 Years
- Tools & equipment 3 – 4 Years

Debtors

Trade and other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid net of any trade discounts due. Trade debtors are adjusted for bad debt provisions

Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Gasworks Dock Part
Notes to the financial statements
For the Year Ended 31 January 2025

1. Accounting policies (continued)

Creditors and provisions

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.

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 with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

Pensions

The pension scheme in operation is compliant for auto enrolment purposes and all staff eligible have been registered.

2. Detailed comparatives for the statement of financial activities

	Unrestricted funds	Restricted funds	2024 Total
	£	£	£
<u>Income from:</u>			
Donations & Grants	7,126	511,061	518,187
Charitable Activities	134,066	-	134,066
Total income	141,192	511,061	652,253
<u>Expenditure on:</u>			
Fundraising	-	-	-
Charitable activities	190,463	447,963	638,426
Total expenditure	190,463	447,963	638,426
Net income / (expenditure) for the year	(49,271)	63,098	13,827
Transfers between funds	42,412	(42,412)	-
Net movement in funds	(6,859)	20,686	13,827
<u>Reconciliation of funds:</u>			
Total funds brought forward	1,758,878	53,848	1,812,726
Total funds carried forward	1,752,019	74,534	1,826,553

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2025

3. Income from donations

	Unrestricted	Restricted	2025	2024
	£	£	Total	Total
			£	£
Donations	25,492	-	25,492	7,787
Grants	-	1,120,728	1,120,728	510,400
	<u>25,492</u>	<u>1,120,728</u>	<u>1,146,220</u>	<u>518,187</u>

4. Income from charitable activities

	Unrestricted	Restricted	2025	2024
	£	£	Total	Total
			£	£
Dock Income	90,380	-	90,380	76,908
Events Income	67,046	-	67,046	49,637
Other Income	975	-	975	7,521
Total	<u>158,401</u>	<u>-</u>	<u>158,401</u>	<u>134,066</u>

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2025

5. Analysis of expenditure 2025

	Basis of allocation	Cost of raising funds £	Charitable activities £	Support costs £	Governance Costs	2025 £	2024 £
Staff costs	Direct	-	314,396	18,769	-	333,165	259,602
Direct costs	Direct	-	471,666	-	4,500	476,166	378,824
Support costs	Staff time	-	-	-	-	-	-
		-	786,062	18,769	4,500	809,331	638,426
Support costs allocation		-	23,269	(18,769)	(4,500)	-	-
Total expenditure 2025		-	809,331	-	-	809,331	638,426
Total expenditure 2024		-	638,426	-		638,426	

Of the total expenditure, £159,480 was unrestricted (2024: £190,463) and £649,851 was restricted (2024: £447,963)

Analysis of expenditure 2024

	Basis of allocation	Cost of raising funds £	Charitable activities £	Support costs £	Governance Costs	2024 £
Staff costs	Direct	-	244,775	14,827	-	259,602
Direct costs	Direct	-	374,324	-	4,500	378,824
Support costs	Staff time	-	-	-	-	-
		-	619,099	14,827	4,500	638,426
Support costs allocation		-	19,327	(14,827)	(4,500)	-
Total expenditure 2024		-	638,426	-	-	638,426

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2025

6. Net income/(expenditure) for the year

This is stated after charging:

	2025	2024
	£	£
Depreciation	109,278	109,278
Audit fee (excluding VAT)	3,750	3,750
	<u>113,028</u>	<u>113,028</u>

7. Taxation

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

8. Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

	2025	2024
	£	£
Salaries and wages	307,348	239,712
Social security costs	20,599	15,273
Pension costs	5,218	4,617
	<u>333,165</u>	<u>259,602</u>

No employee received remuneration in excess of £60,000 in the year (2024: one).

The total employee benefits including pension contributions of the key management personnel were £52,251 (2024: £49,642)

The charity trustees were not paid or received any other benefits from employment with the Charity in the year (2024: £nil) neither were they reimbursed expenses during the year (2024 £nil). No charity trustee received payment for professional or other services supplied to the charity (2024: £nil).

The average number of employees (head count based on number of staff employed) during the year was as follows:

	2025	2024
	No.	No.
Average Number of Staff Employed	<u>12</u>	<u>9</u>
	<u>12</u>	<u>9</u>

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2025

9. Tangible fixed assets

	Boats £	Dock Equipment/ Studios/ Restoration £	Tools & Equipment £	Total £
Cost:				
At 1 February 2024	199,380	1,956,106	25,882	2,181,368
Additions	-	148,996	17	149,013
At 31 January 2025	<u>199,380</u>	<u>2,105,102</u>	<u>25,899</u>	<u>2,330,381</u>
Depreciation:				
At 1 February 2024	27,934	256,869	25,882	310,685
Charges in year	3,988	105,290	-	109,278
At 31 January 2025	<u>31,922</u>	<u>362,159</u>	<u>25,882</u>	<u>419,963</u>
Net Book Value:				
At 31 January 2025	<u>167,458</u>	<u>1,742,943</u>	<u>17</u>	<u>1,910,418</u>
At 31 January 2024	<u>171,446</u>	<u>1,699,237</u>	<u>-</u>	<u>1,870,683</u>

a) All tangible fixed assets are used to fulfil the charity's objects. Assets constructed and incomplete at the year end are not depreciated until they come into use. Incomplete assets: 2025: £531,062 (2024: £382,066)

10. Debtors

	2025 £	2024 £
Trade Debtors net of bad debt provision	12,414	13,979
Prepayments & Accrued Income	40,694	24,006
	<u>53,108</u>	<u>37,985</u>

11. Creditors: amounts falling due within one year

	2025 £	2024 £
Trade Creditors	7,312	26,738
Taxation and Social Security	1,183	5,733
Accruals and Deferred Income	8,841	4,500
Other Creditors	2,049	1,768
Loans	10,592	10,138
	<u>29,977</u>	<u>48,877</u>

12 Creditors: amounts falling due after one year

	2025 £	2024 £
Loans	176,298	36,073
	<u>176,298</u>	<u>36,073</u>

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2025

13 Analysis of net assets between funds - 2025

	Restricted funds £	General funds £	Total funds £
Tangible fixed assets	-	1,910,418	1,910,418
Net Current Assets (Liabilities)	396,415	191,308	587,723
Long Term Liabilities	-	(176,298)	(176,298)
	396,415	1,925,428	2,321,843

Analysis of net assets between funds - 2024

	Restricted funds £	General fund £	Total funds £
Tangible fixed assets	-	1,870,683	1,870,683
Net Current Assets (Liabilities)	74,534	(82,591)	(8,057)
Long Term Liabilities	-	(36,073)	(36,073)
	74,534	1,752,019	1,826,553

14 Pension scheme

The pension scheme in operation is compliant for auto enrolment purposes and all staff eligible are registered. Pension contributions owed as at 31.01.25 £1,226 (2024: £869).

15 Movement in funds 2025

	At 1 February 2024 £	Incoming resources £	Outgoing resources £	Transfer	Asset Transfers £	At 31 January 2025 £
<u>Restricted Funds:</u>						
Community Fund (TNLCF)	-	207,100	(185,217)	-	-	21,883
DHLUC	-	335,000	(21,673)	-	(148,996)	164,331
City of London	15,587	37,500	(45,801)	-	-	7,286
Heritage Fund (TNLHF)	12,588	306,080	(321,760)	-	-	(3,092)
L.B. Newham	543	-	(543)	-	-	-
Big Issue Invest	10,125	-	(10,125)	-	-	-
Garfield Weston Foundation	15,075	150,000	(12,506)	-	-	152,569
Tudor Trust	11,611	-	(11,611)	-	-	-
Cockayne Foundation	6,514	-	(6,230)	-	-	284
Climate Action Fund (CAF)	-	35,048	(34,728)	-	-	320
Other restricted funds	2,491	50,000	344	-	-	52,835
Total restricted funds	74,534	1,120,729	(649,851)	-	(148,996)	396,416
<u>Unrestricted Funds:</u>						
Designated funds:						
Fixed assets	1,870,683	-	(109,261)	-	148,996	1,910,418
Total designated funds	1,870,683	-	(109,261)	-	148,996	1,910,418
General fund	(118,664)	183,892	(50,219)	-	-	15,009
Total unrestricted funds	1,752,019	183,892	(159,480)	-	148,996	1,925,427
Total Funds	1,826,553	1,304,621	(809,331)	-	-	2,321,843

**Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2025**

15 Movement in funds continued

Restricted Funds	What Used for
Community Fund (TNLCF)	GDP was awarded four years of Reaching Communities (RC2) funding from the Community Fund for its volunteer program which concluded in March 2023 and was fortunate enough to secure a further £1.2m over 5 years through the National Lottery Community Fund's Climate Action Fund (CAF) which started in April 2023. This funding is primarily for the salaries necessary to deliver our community environmental citizen science and schools programs, core administration, freelance workshop and therapeutic gardening activity managers and associated administration and project running costs.
Community Ownership Fund (COF)- DHLUC	Capital funding towards the construction of Cody Dock's community visitor centre, landscaping and kitchen. These funded works were completed in December 2023. GDP applied to the Community Ownership Fund for an additional £285k of capital funding and £50k of revenue funding to complete the fitout of the community centre and associated landscaping of the adjacent public realm and construction of a small community kitchen. The application was successful and works will commence in April 2024 till September 2025. The disbursement was temporarily delayed and work commenced in the last quarter.
City of London Grant	The City of London has provided core funding towards the salary.
Heritage Fund (TNLHF)	Development grant funding to aid the submission of a delivery grant application in November 2023. The project included the feasibility, design and project planning for a 3 year capital build and heritage programming project that was successfully awarded in April 2024.
Big Issue Invest	Are a longstanding supporter of GDP both in terms of grant funding, social enterprise finance and professional support. GDP completed its final repayment of a loan from BII in February 2024 that was used to restore the Docklands Community Boat and in april 2024 took out a new loan of £150k to provide cashflow for a new capital project to construct a small museum and exhibition space that is fully funded by the National Lottery Heritage Fund.
Garfield Weston Foundation	Subsequent to the completion of the previous year's funding, the Foundation awarded a new capital grant to support the development of the studio building.
Tudor Trust	Core funding to cover salaries over three years towards Gasworks Dock Partnerships work on wider inclusion within its volunteer program and developing social prescribing at Cody Dock.
Cockayne Foundation	For the delivery of a new environmental arts commission under the program title of Lighting Up the Lea. The project consisted of two parts, firstly an artist in residency opportunity which started in November 2023, followed by the installation of an exhibition which ran from April 2024 till June 2024.
Climate Action Fund (CAF)	Started in April 2023. This funding is primarily for the salaries necessary to deliver our community environmental citizen science and schools programs, core administration, freelance workshop and therapeutic gardening activity managers and associated administration and project running costs.
Other restricted funds – DPD	DPD UK funded £50,000 from the company's Eco Fund to Gasworks Dock Partnership in support of the Cody Dock Habitat Restoration Project, contributing to the creation of Kingfisher and Sand Martin habitats and nesting sites as part of ongoing environmental and biodiversity initiatives. The payment was made in November 2024.
Capital expenditure funded from restricted income is transferred to unrestricted funds as the restriction is considered to have been fulfilled.	

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2025

15 Movement in funds continued

Movement in funds 2024 (prior year)

	At 1 February 2023	Incoming resources	Outgoing resources	Transfer	Asset Transfers	At 31 January 2024
	£	£	£		£	£
Restricted Funds:						
Community Fund (TNLCF)	-	31,294	(46,174)	14,880	-	-
Veolia Environmental Trust	40,841	17,105	-	18,628	(76,574)	-
City of London	-	62,500	(46,913)	-	-	15,587
Heritage Fund (TNLHF)	-	133,553	(120,965)	-	-	12,588
L.B.Newham	543	-	-	-	-	543
Big Issue Invest	-	10,125	-	-	-	10,125
Garfield Weston Foundation	-	20,000	(4,925)	-	-	15,075
Tudor Trust	12,464	30,000	(30,853)	-	-	11,611
Cockayne Foundation	-	15,000	(8,486)	-	-	6,514
Climate Action Fund (CAF)	-	183,874	(183,874)	-	-	-
Other restricted funds	-	7,610	(5,773)	654	-	2,491
Total restricted funds	53,848	511,061	(447,963)	34,162	(76,574)	74,534
Unrestricted Funds:						
General fund	1,758,878	141,192	(190,463)	(34,162)	76,574	1,752,019
Total unrestricted funds	1,758,878	141,192	(190,463)	(34,162)	76,574	1,752,019
Total Funds	1,812,726	652,253	(638,426)	-	-	1,826,553

16 Reconciliation of net income / (expenditure) to net cash flow from operating activities

	2025	2024
	£	£
Net income / (expenditure) for the reporting period (as per the statement of financial activities)	495,290	13,827
Depreciation	109,278	109,278
(Increase)/ decrease in debtors/stock	(15,939)	(14,479)
Increase/ (decrease) in creditors	(19,354)	11,608
Net cash provided by / (used in) operating activities	569,275	120,234

17 Related party transactions

There were no related party transactions in the financial year.

GASWORKS DOCK PARTNERSHIP

England & Wales - Charity number 1141523

Accounts



Charity No. 1141523 Company Reg No. 7135282

Gasworks Dock Partnership

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



Gasworks Dock Partnership

(A company limited by guarantee)
Report and Financial Statements
Year ended 31 January 2024

Charity number 1141523
Company number: 07135282



Gasworks Dock Partnership (GDP)
Report of the trustees for the year ended 31 January 2024

CONTENTS

Report of the Trustees	Pages 3-13
Independent Auditor's Report	Pages 14-16
Statement of Financial Activities	Page 17
Balance Sheet	Page 18
Statement of Cash Flows	Page 19
Notes to the Financial Statements	Pages 20-29

Gasworks Dock Partnership (GDP)
Report of the trustees for the year ended 31 January 2024

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

Directors and trustees

Chair: Marcus Mackenzie (Appointed Dec 2016) (Re-appointed Nov 2022)

Company Secretary: Timothy Vaughan (Appointed April 2018, Re-appointed October 2021)

Treasurer: David Asuni (Appointed Sept 2015, Re-appointed Nov 2022)

Trustees: Martin Torres (Appointed April 2018, Re-appointed Nov 2022)

Bianca Mawani (Appointed June 2016, Re-appointed October 2021) (currently on an extended leave of absence)

Oyetade Oyeboade (Appointed 22nd March 2022)

Chief Executive Officer: Simon Myers (Appointed Oct 2015)

Our advisers

Architects: Office for Crafted Architecture, Unit 2. Cody Dock, 11c South Crescent, London E16 4TL

Auditors: Goldwins Chartered Accountants, 75 Maygrove Road, London, NW6 2RG, United Kingdom

Solicitors: Freshfields Bruckhaus Deringer LLP, 100 Bishopsgate London EC2P 2SR

Bankers: Triodos, Brunel House, 11 the Promenade, Clifton, Bristol BS8 3NN
CAF Bank Limited; 25 Kings Hill Avenue; Kings Hill; West Malling; Kent; ME19 4J

Gasworks Dock Partnership (GDP)
Report of the trustees for the year ended 31 January 2024

The trustees are pleased to present their annual report together with the financial statements of the charity for the year ended 31 January 2024, which are also prepared to meet the requirements for a directors' report and accounts for Companies Act.

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 – second edition) - (Charities SORP FRS 102).

Chief Executive's Report

With the great news of our successful application the National Lottery Community Fund's Climate Action Fund, 2023 got off to a running start with the recruitment of a new lead biodiversity officer and a new youth and education manager, with responsibility to manage the delivery of our environmental citizen science and education programs. Delivery days and participation rates across all our activities increased by 68% within this reporting period and with the additional resources funded by TNLF, we were able to launch a new therapeutic gardening program that has enabled us to work with traditionally harder to reach groups within our local community.

In March 2023 we also started a one year Heritage Fund development phase pilot project called 'Lighting Up the Lea' and in November 2023 we submitted a final stage delivery phase application for the restoration of our historic boat the Frederick Kitchen, construction of a new multi-purpose exhibition and event space, supported by a three year Lea River Heritage program. We have since heard that this application was successful and this project commenced in April 2024.

Cody Dock Fundraising & Sustainability

GDP has a number of capital projects outlined within its master plan that have yet to start or be completed and we will in the coming year continue to seek further grant funding to help realise these projects. Organisational sustainability and reducing our dependence on grant funding to meet our core revenue costs continues to be a key priority and it is our intention to develop further our social enterprise activity with the rental of our new venues, studios and increased sales from our riverside bar and public events. In November 2023 we undertook a full review of our charity's business and development plan and have outlined the details for these current and future capital projects below.

- Heritage Fund LUTL development grant (completed)
- Heritage Fund LUTL Delivery (Secured) (Award £1,676,097 March 2024 - March 2027)
- Community Ownership Award (£335,00 Offered in March 2024 and secured in September 2024)
- Big Issue Invest Loan (£150,000 unsecured loan covered by Heritage Fund capital grant)
- Veolia Environmental Trust (completed)

Gasworks Dock Partnership (GDP)
Report of the trustees for the year ended 31 January 2024

Our purposes and activities

The charity's Objects remain unchanged:

- The advancement of education, training or retraining, particularly among unemployed people, and providing unemployed people with work experience,
- the creation of training and employment opportunities by the provision of workspace, buildings and/or land for use on favourable terms,
- the maintenance, improvement or provision of public amenities,
- the education of the public about the history of the area by the creation of an industrial heritage archive and museum,
- 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,
- the promotion of the arts and of crafts and craftsmanship and the advancement of education,
- the promotion of the conservation, protection and enhancement of the physical and natural environment, particularly but not exclusively in ways that further sustainable development,
- 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',
- And other means as may from time to time be determined and which are exclusively charitable.

Our vision continues to be the provision of a pedestrian gateway to the existing Lower Lea River footpaths and operating Cody Dock as a flagship centre for community, environmental learning, heritage and arts. As part of our mission to transform Cody Dock into a sustainable and flourishing cultural quarter we are continuing our work to develop new moorings, workshop studio spaces and a community venue that will provide GDP with a sustainable income that will enable our charity to continue delivering its more general aims.

Our overall 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.

In shaping our objectives for the coming years, we have considered the Charity Commission's guidance on public benefit, including the guidance on public benefit and fee charging. We continue to give careful consideration to the accessibility of our public, community and event spaces 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 include:

- The delivery of 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.
- The offering of a broad range of opportunities for people and organisations to co-produce environmental and educational activities at Cody Dock.
- The giving of opportunities to groups in the borough at discounted rates for hire.
- The celebration of the diversity of cultures in our local community by programming presentations by, and with, artists of different cultural backgrounds and at times that are open and inclusive whilst focusing on having a particular significance to different religious or cultural traditions that reflect the full spectrum of Newham's diverse communities.

Gasworks Dock Partnership (GDP)
Report of the trustees for the year ended 31 January 2024

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

- Delivery 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 and national groups and organisations that share our values:

- The Royal Horticultural Society
- Thames 21 and Love the Lea
- Totally Thames
- Open City's Open House
- Newham Council
- V&A East
- Westminster University
- One Newham
- Rosetta Arts
- The Line Art Trail
- London National Park City

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

Our volunteers

One of the charity's key objectives 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, charities and local businesses. Across all our programs we have worked with a total of 4,576 volunteers who catered for over 100,000 visitors during our fourteenth 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

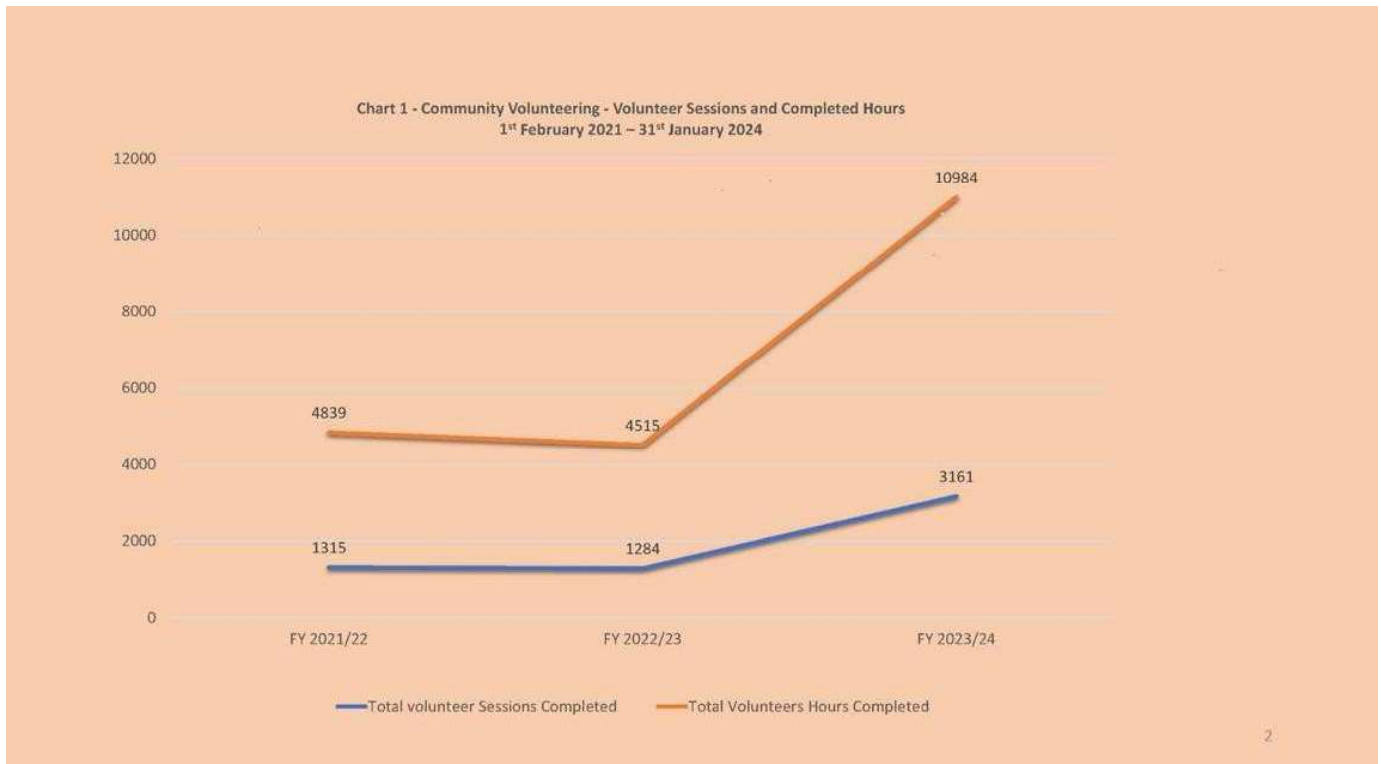
Gasworks Dock Partnership (GDP)
Report of the trustees for the year ended 31 January 2024

Achievements and performance

GDP has achieved a number of things during the year:

- Successfully completed the first year of the Community Fund’s Climate Action Funded 5 year biodiversity program and reached all its targets and remained on budget.
- Completed construction of our Visitor Centre.
- Planted a further 500 trees within the local area.
- Completed the construction of the Growing Space.
- Recruited a new biodiversity and education team
- Installed a new temporary boat repair shed and stabilised the condition of the Frederick Kitchen.

Community Volunteering – Volunteer Sessions and Completed Hours - 1st February 2021 to 31st January 2024

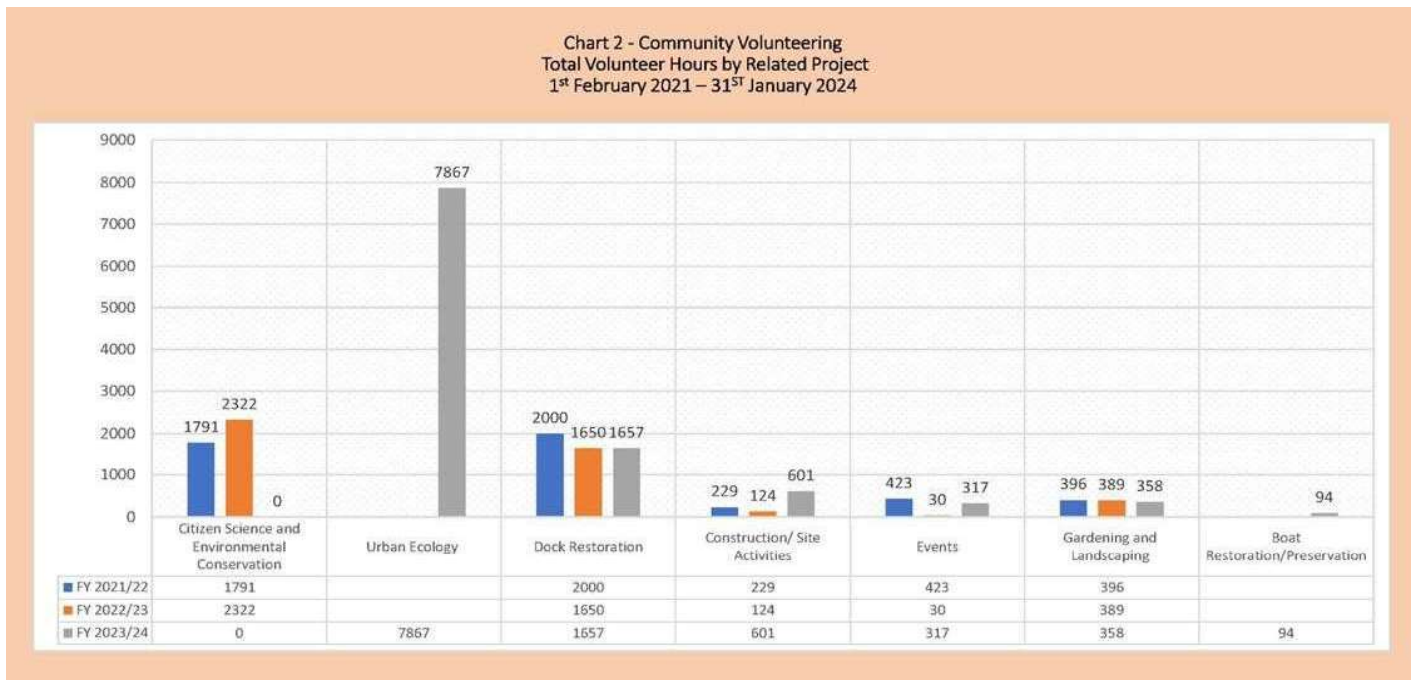


Factors contributing to increase in overall numbers achieved in the previous year

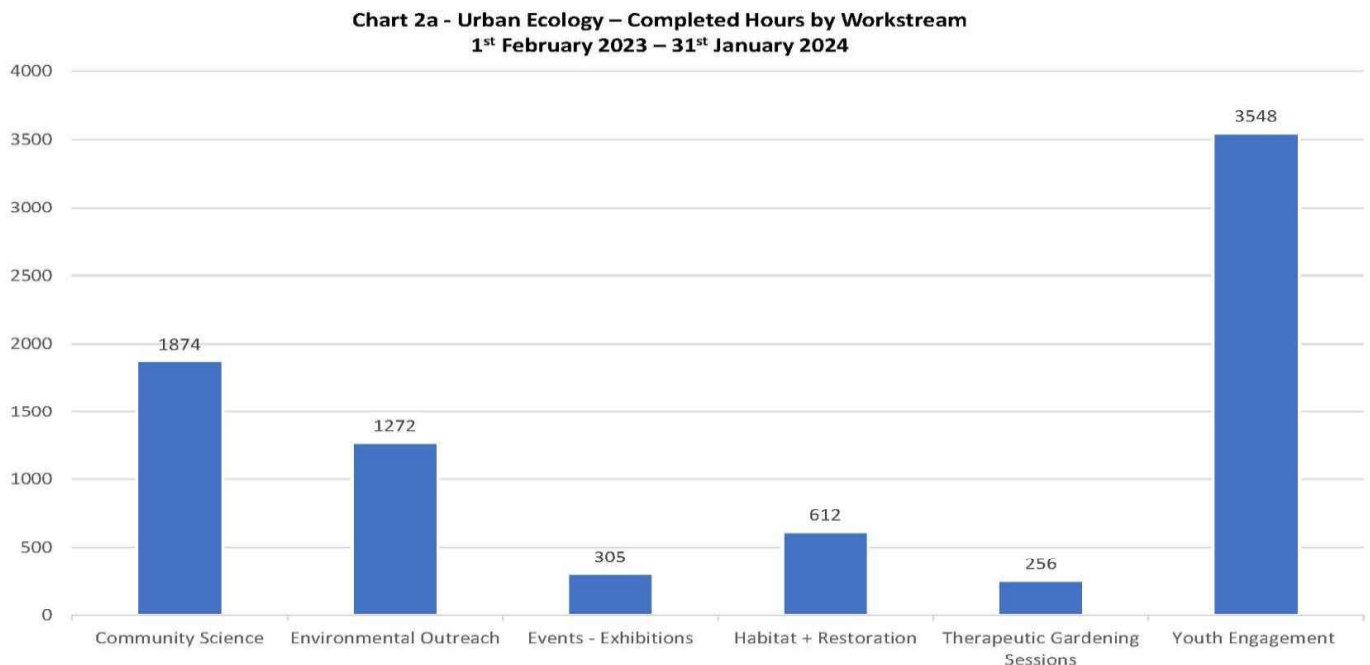
- Commencement of Urban Ecology programme with focus on engagement with local and surrounding schools and scheduled community science focused events run in the evenings and weekends.
- Introduction of scheduled sessions focusing on therapeutic horticulture with both individuals and local groups.
- New opportunities available as part of the proof of concept for our boat restoration and heritage pavilion build.
- Re-commencement of our community events offering a wide range of volunteering opportunities to help publicise; set up for and support on the day.

Gasworks Dock Partnership (GDP)
Report of the trustees for the year ended 31 January 2024

Community Volunteering – Volunteer Hours by Related Project - 1st February 2021 - 31st January 2024



As shown in Chart 2 the Urban Ecology programme of work played a significant part in the overall increase in volunteer hours; within this programme of work there are a number of different workstreams; **Chart 2a** shows the contribution made by each of these.

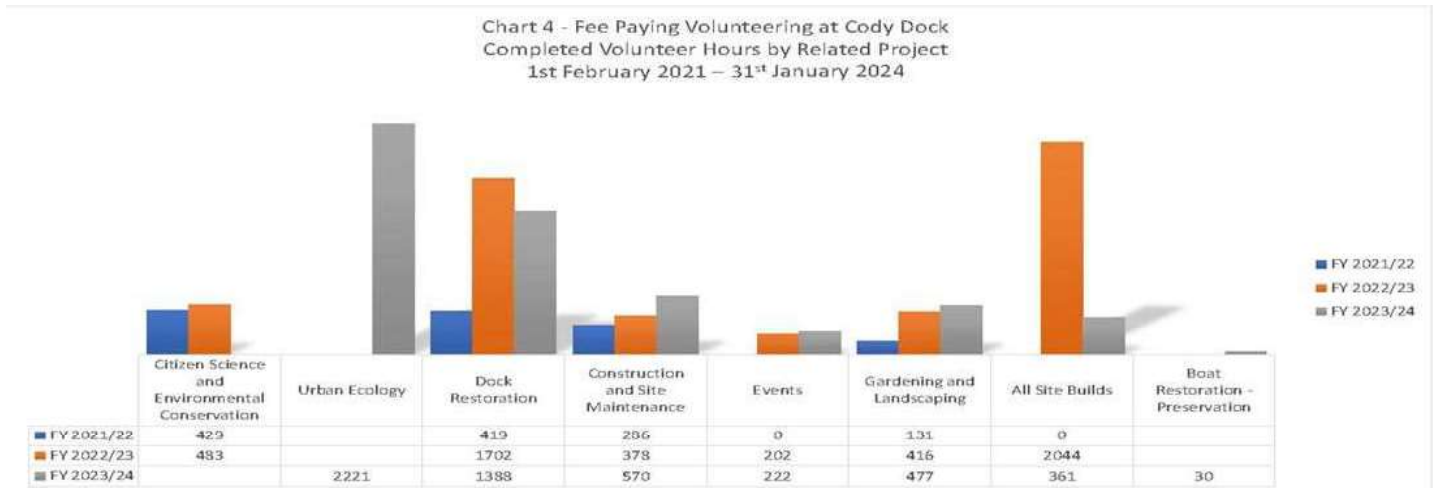


Gasworks Dock Partnership (GDP) Report of the trustees for the year ended 31 January 2024

As shown below our fee-paying offering continued to produce good results with almost no change in the record highs recorded in the previous year. The slight decrease in the actual number of organisations can be attributed to our withdrawal of half day opportunities to make best use of our available resource whilst providing a better all round experience for attendees.

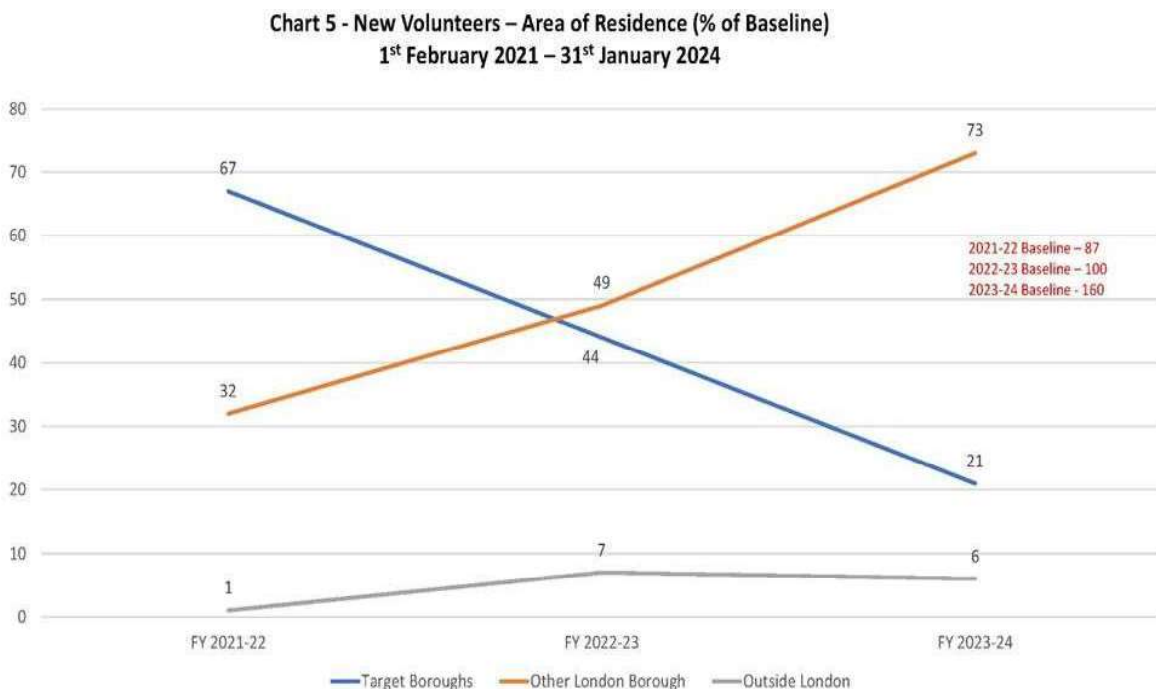
Fee- Paying Volunteering at Cody Dock - 1st February 2021 - 31st January 2024

As shown in Chart 4, a high proportion of the organisations volunteering were keen to participate and contribute to our Urban Ecology programme.



Volunteers' area of residence

This shows the area of residence specified by individuals who have completed volunteer hours between the period 1st February 2021 - 31st January 2024.

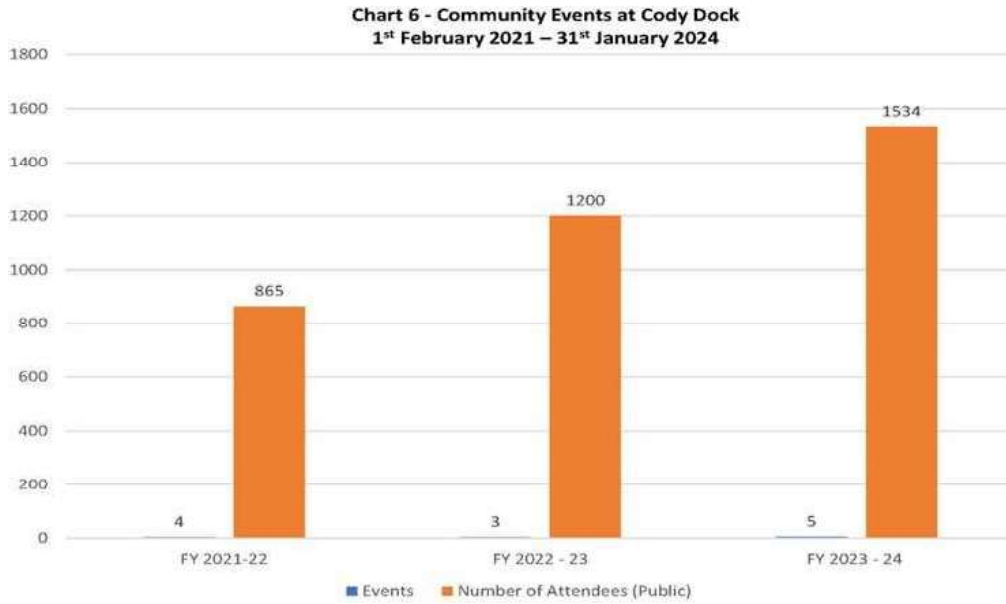


We are not unduly concerned about the apparent decrease in new volunteers from the target boroughs as this does not reflect the engagement and participation from the local schools. Our use of volunteering platforms such as 'Volunteering London' has provided us with a wider target audience. The attraction of the Rolling Bridge has brought in a wider audience who might come specifically to view the bridge but then sign up to participate in other activities.

Gasworks Dock Partnership (GDP) Report of the trustees for the year ended 31 January 2024

Events

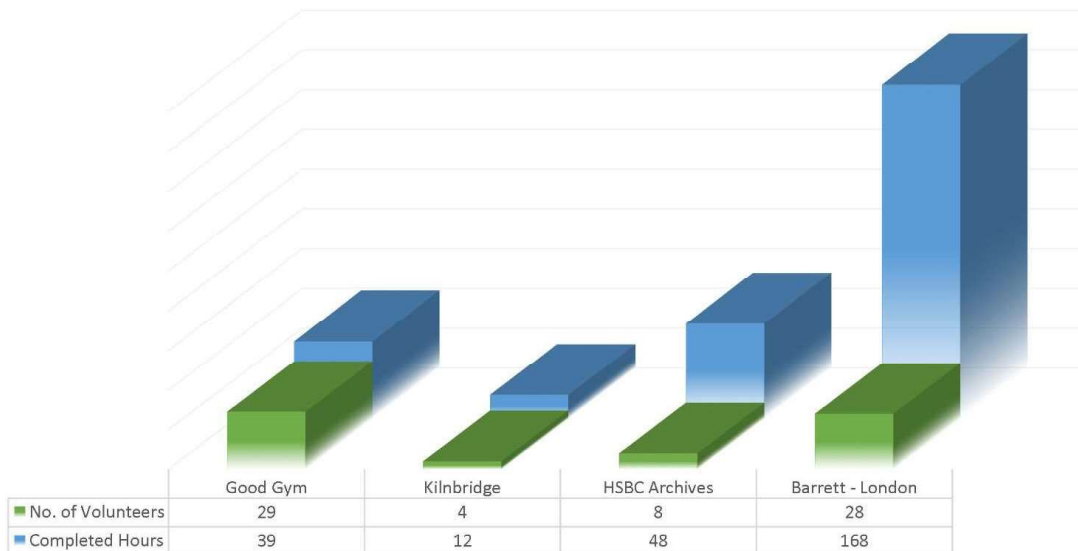
The number of attendees at our community events has continued to increase as we are able to facilitate our full schedule. As we go forward we anticipate this will continue to increase as we increase the number of services which we offer.



Local Organisations – Number of Volunteers and Completed Hours

We strive to develop partnerships with local organisations (within London Borough of Newham and Tower Hamlets) providing volunteer opportunities which not only contribute towards our charity objectives but link and contribute to their corporate social responsibility objectives.

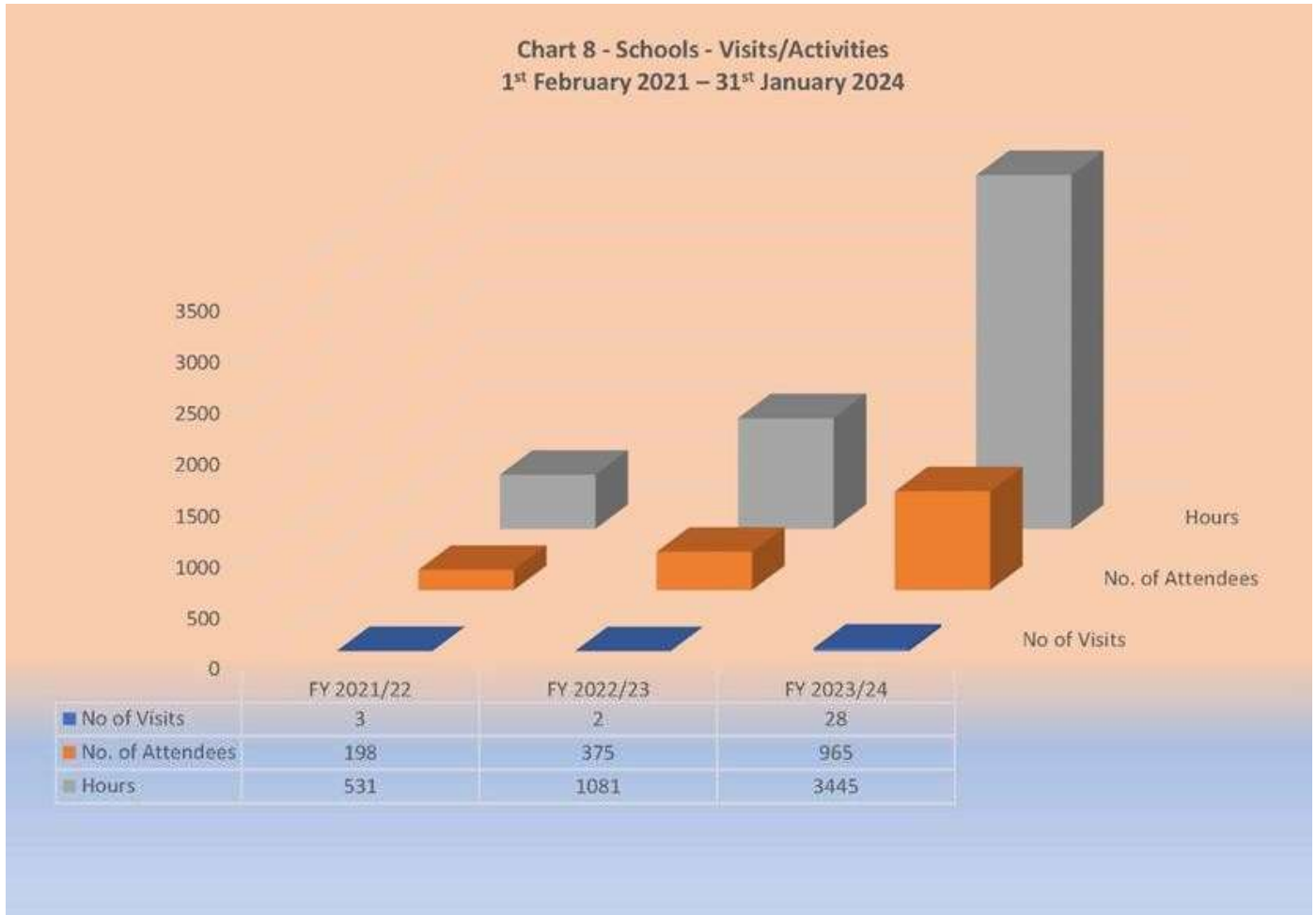
Chart 7 – Local Organisations – Volunteer Numbers and Completed Hours
1st February 2023 – 31st January 2024



Gasworks Dock Partnership (GDP)
Report of the trustees for the year ended 31 January 2024

Engagement with Local Schools

We continue to liaise with local schools to provide 'hands on' learning experience supporting their classroom learning; as anticipated the appointment of a full-time Bio-Diversity Officer and Education Officer have enabled GDP to hit the ground running with school participation in the Urban Ecology programme and engagement with local youth organisations.



Signed:
Simon Myers Chief Executive
Gasworks Dock Partnership

Gasworks Dock Partnership (GDP)
Report of the trustees for the year ended 31 January 2024

Financial review

Results for the year ended 31 January 2024 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 for its funding. Our restricted income for the financial year was £511,061 (2023 £933,048), this funded a very significant proportion of the net cash flows for investing activities of £125,719 (2023 £935,831) in the financial year. Unrestricted income for the financial year was £141,192 (2023 £140,787), however unrestricted expenditure was £190,463 (2023 £188,724) resulting in unrestricted income deficit of £49,271 (2023 deficit of £47,937) for the financial year ended 31 January 2024. Thus, as those fixed asset additions that are funded by restricted income are transferred to unrestricted reserves, the charity's positive unrestricted reserves are entirely invested in the designated fixed assets of £1,870,683 (2023 £1,854,242). This shows that the charity is successfully putting in place the infrastructure essential to sustainable delivery of its purpose (See Note 13 of the financial statements); however, after accounting for fixed assets, the charity has negative unrestricted reserves of £118,664 (2023 £95,364).

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

Reserves policy

GDP aims to maintain unrestricted free reserves equivalent to 3 months of running costs. As noted above, substantial facilities development work has been and continues to be delivered which has created vital fixed assets for the charity and is reflected in a sound total unrestricted reserves position referred to above. However, the charity currently has an unrestricted free reserves deficit, and GDP therefore has not met its unrestricted free reserves policy. While the capital projects build-out is being undertaken, much of the core work of the charity is directed towards such projects and consequently the costs of such core work are substantially covered by grant funding over the next two years, thereby supporting GDP as a going concern. GDP is working to ensure that it builds towards its unrestricted free reserve policy level via income generation from social enterprise activities in the coming years.

Plans for the future

Looking forward to the financial year 2024-5, the charity is focusing its attention on the following objectives:

- Delivering GDP's climate action programme funded by the National Lottery.
- Delivering GDP's Heritage programme funded Heritage Lottery.
- Deliver and expand programme of therapeutic and social prescribing opportunities to be delivered within the 'Growing Space'
- Completion of our Community Ownership Fund C Veolia Environmental Trust funded visitor centre.
- Development of the business plan for further moorings and studios and raising the capital to finance phase two of Cody Dock's development.
- Continue to develop GDP's social enterprise income to enable future sustainability.

Structure, Governance and Management

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

Gasworks Dock Partnership (GDP)
Report of the trustees for the year ended 31 January 2024

Structure, Governance and Management

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

Appointment of trustees

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

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 approximately 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 N/A

Risk management

The trustees have a risk management strategy and conduct 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 to ensure the sustainability of the charity and the delivery of its charitable aims and objectives.

Trustees' responsibilities in relation to the financial statements

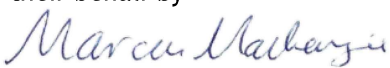
The charity trustees (who are also the directors of the Gasworks Dock Partnership for the purposes of company law) are responsible for preparing a trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted 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 the group and of the incoming resources and application of resources, including the income and expenditure, of the charitable group 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. 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 10th September 2024 and signed on

their behalf by



Marcus Mackenzie - Chair

Company registration number 07135282

Independent Auditor's Report To the members of Gasworks Dock Partnership

Opinion

We have audited the financial statements of Gasworks Dock Partnership for the year ended 31 January 2024 which comprise the Statement of Financial Activities, the Balance Sheet, statement of cash flows and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 January 2024 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Charity 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

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

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 auditor's report 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.

Independent Auditor's Report To the members of Gasworks Dock Partnership

Opinion on other matter 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 trustees' report (incorporating the directors' report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' report (incorporating the directors' report) 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 Charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Annual Report.

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.

Responsibilities of the trustees

As explained more fully in the Trustees' Responsibilities Statement, 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 they 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 Charity'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 Charity 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 an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

Independent Auditor's Report

To the members of Gasworks Dock Partnership

- We enquired of management, which included obtaining and reviewing supporting documentation, concerning the charity's policies and procedures relating to:
 - identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;
 - Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud;
 - The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- We inspected the minutes of meetings of those charged with governance.
- We obtained an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the charity from our professional and sector experience.
- We reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.
- We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.
- In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments, assessed whether the judgements made in making accounting estimates are indicative of a potential bias and tested significant transactions that are unusual or those outside the normal course of business.

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]. This description forms part of our auditor's report.

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 charity's members those matters we are required to state to them in an auditor's 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 charity and the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.

Anthony Epton

7/10/2024

Anthony Epton (Senior Statutory Auditor)
for and on behalf of
Goldwins Limited
Statutory Auditor
Chartered Accountants
75 Maygrove Road
West Hampstead
London NW6 2EG

Gasworks Dock Partnership
Statement of Financial Activities (Incorporating and Income and Expenditure Account)
For the Year Ended 31 January 2024

	Note	Unrestricted funds £	Restricted funds £	2024 Total £	2023 Total £
<u>Income from:</u>					
Donations & Grants	3	7,126	511,061	518,187	954,774
Charitable Activities	4	134,066	-	134,066	119,062
Total income		141,192	511,061	652,253	1,073,836
<u>Expenditure on:</u>					
Fundraising		-	-	-	9,600
Charitable activities		190,463	447,963	638,426	388,831
Total expenditure	5	190,463	447,963	638,426	398,431
Net income / (expenditure) for the year	6	(49,271)	63,098	13,827	675,405
Fund transfers		42,412	(42,412)	-	-
Net movement in funds		(6,859)	20,686	13,827	675,405
<u>Reconciliation of funds:</u>					
Total funds brought forward	15	(95,364)	53,848	(41,516)	109,400
Designated Funds-Fixed Assets B/F		1,854,242	-	1,854,242	1,027,921
Total funds carried forward		1,752,019	74,534	1,826,553	1,812,726

All of the above results are derived from continuing activities.
There were no other recognised gains or losses other than those stated above.
The attached notes form part of these financial statements.

Gasworks Dock Partnership
Balance Sheet
As at 31 January 2024

	Note	2024 £	2023 £
Tangible fixed assets	9	1,870,683	1,854,242
Current assets:			
Debtors	10	37,985	23,506
Cash at bank and in hand		<u>2,835</u>	<u>17,684</u>
		40,820	41,190
Creditors: amounts falling due within one year	11	<u>(48,877)</u>	(37,269)
NET CURRENT ASSETS		<u>(8,057)</u>	<u>3,921</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		1,862,626	1,858,163
Creditors: Amounts Falling Due After More Than One Year	12	<u>(36,073)</u>	<u>(45,437)</u>
Net assets	13	<u>1,826,553</u>	<u>1,812,726</u>
Funds			
Designated Funds-Fixed Assets		1,870,683	1,854,242
Unrestricted Funds		(118,664)	(95,364)
Total Unrestricted Funds		1,752,019	1,758,878
Restricted Funds		<u>74,534</u>	<u>53,848</u>
Total funds	15	<u>1,826,553</u>	<u>1,812,726</u>

The financial statements have been prepared in accordance with the special provisions for small companies of the Companies Act 2006.

Approved by the Trustees Board on...10th September...2024 and signed on its behalf by:



Marcus Mackenzie – Chair
Chairman and Treasurer, Trustees Board

Company Registration Number 07135282

The attached notes form part of the financial statements.

Gasworks Dock Partnership
Statement of cash flows
For the Year Ended 31 January 2024

	Note	2024 £	2024 £	2023 £	2023 £
Cash flows from operating activities:					
Net cash provided by / (used in) operating activities	16		120,234		840,088
Cash flows from investing activities:					
Net Cash Flows from Investing Activities -Fixed Assets		(125,719)		(935,831)	
Cash provided by / (used in) investing activities			(125,719)		(935,831)
Cash flows from financing activities:					
Repayments of borrowing		(9,364)		(17,204)	
Cash provided by / (used in) financing activities			(9,364)		(17,204)
Change in cash and cash equivalents in the year			(14,849)		(112,947)
Cash and cash equivalents at the beginning of the year			17,684		130,631
Cash and cash equivalents at the end of the year			2,835		17,684

Gasworks Dock Part

Notes to the financial statements

For the Year Ended 31 January 2024

1. Accounting policies

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) - (Charities SORP FRS 102 second edition) and the Companies Act 2006.

The charitable company meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

Going concern

At the time of approving the financial statements the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future.

From the year ending January 2024, Gasworks Dock Partnership (GDP) has increased sustainable income from additional community studio lets and is further underpinned by increased volunteer activity. In addition, community response funding, additional awards of capital funding, and the flexibility offered by GDP's existing funders, has allowed GDP to continue to develop and to provide support and facilities to the community during this challenging time.

The cash flow forecast for the next 12 months, from the date of approval of the financial statements, indicates that GDP will have sufficient cash assets in place to meet its debts as and when they are due. The directors are satisfied that GDP is able to meet its working capital liabilities through the management of the normal cyclical nature of receipts and payments.

The directors continue to adopt the going concern basis of accounting in preparing the financial statements.

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.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred. Income received in advance for the provision of specified service is deferred until the criteria for income recognition are met.

Donations of gifts, services and facilities

Donated professional services and donated facilities are recognised as income when the charity has control over the item or received the service, any conditions associated with the donation have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), volunteer time is not recognised so refer to the trustees' annual report for more information about their contribution.

On receipt, donated gifts, professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

Gasworks Dock Part

Notes to the financial statements

For the Year Ended 31 January 2024

1. Accounting policies (continued)

Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

Fund accounting

Unrestricted funds are available to spend on activities that further any of the purposes of charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are donations which the donor has specified are to be solely used for particular areas of the charity's work or for specific projects being undertaken by the charity.

Expenditure and irrecoverable VAT

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. Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred. Expenditure is classified under the following activity headings:

- Costs of raising funds comprise of trading costs and 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 delivering services and other activities undertaken to further the purposes of the charity and their associated support costs.

Allocation of support costs

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. Support costs include back office costs, finance, personnel, payroll and governance costs which support the charity and its and activities. These costs have been allocated between cost of raising funds and expenditure on charitable activities.

Tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £1,000. Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

- Boat 50 years
- Dock works 20 years Buildings 10 years
- Office equipment 3 – 4 Years
- Tools & equipment 3 – 4 Years

Debtors

Trade and other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid net of any trade discounts due. Trade debtors are adjusted for bad debt provisions

Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Gasworks Dock Part
Notes to the financial statements
For the Year Ended 31 January 2024

1. Accounting policies (continued)

Creditors and provisions

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.

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 with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

Pensions

The pension scheme in operation is compliant for auto enrolment purposes and all staff eligible have been registered.

2. Detailed comparatives for the statement of financial activities

	Unrestricted funds	Restricted funds	2023 Total
	£	£	£
<u>Income from:</u>			
Donations & Grants	21,725	933,048	954,773
Charitable Activities	119,062	-	119,062
Total income	140,787	933,048	1,073,835
<u>Expenditure on:</u>			
Fundraising	9,600	-	9,600
Charitable activities	179,124	209,706	388,830
Total expenditure	188,724	209,706	398,430
Net income / (expenditure) for the year	(47,937)	723,342	675,405
Transfers between funds	879,058	(879,058)	-
Net movement in funds	831,121	(155,716)	675,405
<u>Reconciliation of funds:</u>			
Total funds brought forward	927,757	209,564	1,137,321
Total funds carried forward	1,758,878	53,848	1,812,726

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2024

3. Income from donations

	Unrestricted	Restricted	2024	2023
	£	£	Total	Total
			£	£
Donations	6,126	1,661	7,787	16,726
Grants	1,000	509,400	510,400	938,048
	<u>7,126</u>	<u>511,061</u>	<u>518,187</u>	<u>954,774</u>

4. Income from charitable activities

	Unrestricted	Restricted	2024	2023
	£	£	Total	Total
			£	£
Dock Income	76,908	-	76,908	58,377
Events Income	49,637	-	49,637	45,789
Other Income	7,521	-	7,521	14,896
Total	<u>134,066</u>	<u>-</u>	<u>134,066</u>	<u>119,062</u>

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2024

5. Analysis of expenditure 2024

	Basis of allocation	Cost of raising funds £	Charitable activities £	Support costs £	Governance Costs	2024 £	2023 £
Staff costs	Direct	-	244,775	14,827	-	259,602	249,500
Direct costs	Direct	-	374,325	-	4,500	378,824	148,931
Support costs	Staff time	-	-	-	-	-	-
		-	619,099	14,827	4,500	638,426	398,431
Support costs allocation		-	19,327	(14,827)	(4,500)	-	-
Total expenditure 2024		-	638,426	-	-	638,426	398,431
Total expenditure 2023		9,600	388,831	-	-	398,431	

Of the total expenditure, £190,463 was unrestricted (2023: £188,724) and £447,963 was restricted (2023: £209,706)

Analysis of expenditure 2023

	Basis of allocation	Cost of raising funds £	Charitable activities £	Support costs £	Governance Costs	2023 £
Staff costs	Direct	-	223,366	26,134	-	249,501
Direct costs	Direct	9,600	134,831	-	4,500	148,930
Support costs	Staff time	-	-	-	-	-
		9,600	358,197	26,134	4,500	398,431
Support costs allocation		-	30,634	(26,134)	(4,500)	-
Total expenditure 2023		9,600	388,831	-	-	398,431

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2024

6. Net income/(expenditure) for the year

This is stated after charging:

	2024	2023
	£	£
Depreciation	109,278	109,510
Audit fee (excluding VAT)	3,750	3,750
	<u>113,028</u>	<u>113,260</u>

7. Taxation

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

8. Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

	2024	2023
	£	£
Salaries and wages	239,712	231,240
Social security costs	15,273	14,375
Pension costs	4,617	3,885
	<u>259,602</u>	<u>249,500</u>

No employee received remuneration in excess of £60,000 in the year (2023: one).

The total employee benefits including pension contributions of the key management personnel were £49,642 (2023: £60,155)

The charity trustees were not paid or received any other benefits from employment with the Charity in the year (2023: £nil) neither were they reimbursed expenses during the year (2023 £nil). No charity trustee received payment for professional or other services supplied to the charity (2023: £nil).

The average number of employees (head count based on number of staff employed) during the year was as follows:

	2024	2023
	No.	No.
Average Number of Staff Employed	9	10
	<u>9</u>	<u>10</u>

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2024

9. Tangible fixed assets

	Boats £	Dock Equipment/ Studios/ Restoration £	Tools & Equipment £	Total £
Cost:				
At 1 February 2023	199,380	1,830,387	25,882	2,055,649
Additions	-	125,719	-	125,719
At 31 January 2024	<u>199,380</u>	<u>1,956,106</u>	<u>25,882</u>	<u>2,181,368</u>
Depreciation:				
At 1 February 2023	23,946	151,579	25,882	201,407
Charges in year	3,988	105,290	-	109,278
At 31 January 2024	<u>27,934</u>	<u>256,869</u>	<u>25,882</u>	<u>310,685</u>
Net Book Value:				
At 31 January 2024	<u>171,446</u>	<u>1,699,237</u>	<u>-</u>	<u>1,870,683</u>
At 31 January 2023	<u>175,434</u>	<u>1,678,808</u>	<u>-</u>	<u>1,854,242</u>

a) All tangible fixed assets are used to fulfil the charity's objects. Assets constructed and incomplete at the year end are not depreciated until they come into use. Incomplete assets: 2024: £382,066 (2023: £256,347)

b) Restricted assets: 2023 £1,730,052 (2023: £1,730,052)

10. Debtors

	2024 £	2023 £
Trade Debtors net of bad debt provision	13,979	19,009
Prepayments & Accrued Income	24,006	4,497
	<u>37,985</u>	<u>23,506</u>

11. Creditors: amounts falling due within one year

	2024 £	2023 £
Trade Creditors	26,738	8,022
Taxation and Social Security	5,733	5,052
Accruals and Deferred Income	4,500	4,500
Other Creditors	1,768	21
Loans	10,138	19,674
	<u>48,877</u>	<u>37,269</u>

12 Creditors: amounts falling due after one year

	2024 £	2023 £
Loans	36,073	45,437
	<u>36,073</u>	<u>45,437</u>

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2024

13 Analysis of net assets between funds - 2024

	Restricted funds £	General funds £	Total funds £
Tangible fixed assets	-	1,870,683	1,870,683
Net Current Assets (Liabilities)	74,534	(82,591)	(8,057)
Long Term Liabilities	-	(36,073)	(36,073)
	<u>74,534</u>	<u>1,752,019</u>	<u>1,826,553</u>

Analysis of net assets between funds - 2023

	Restricted funds £	General fund £	Total funds £
Tangible fixed assets	-	1,854,242	1,854,242
Net Current Assets (Liabilities)	53,848	(49,927)	3,921
Long Term Liabilities	-	(45,437)	(45,437)
	<u>53,848</u>	<u>1,758,878</u>	<u>1,812,726</u>

14 Pension scheme

The pension scheme in operation is compliant for auto enrolment purposes and all staff eligible are registered. Pension contributions owed as at 31.01.24 £869 (2023: £746).

15 Movement in funds 2024

	At 1 February 2023 £	Incoming resources £	Outgoing resources £	Transfer	Asset Transfers £	At 31 January 2024 £
Restricted Funds:						
Community Fund (TNLCF)	-	31,294	(46,174)	14,880	-	-
Veolia Environmental Trust	40,841	17,105	-	18,628	(76,574)	-
City of London	-	62,500	(46,913)	-	-	15,587
Heritage Fund (TNLHF)	-	133,553	(120,965)	-	-	12,588
L.B. Newham	543	-	-	-	-	543
Big Issue Invest	-	10,125	-	-	-	10,125
Garfield Weston Foundation	-	20,000	(4,925)	-	-	15,075
Tudor Trust	12,464	30,000	(30,853)	-	-	11,611
Cockayne Foundation	-	15,000	(8,486)	-	-	6,514
Climate Action Fund (CAF)	-	183,874	(183,874)	-	-	-
Other restricted funds	-	7,610	(5,773)	654	-	2,491
Total restricted funds	<u>53,848</u>	<u>511,061</u>	<u>(447,963)</u>	<u>34,162</u>	<u>(76,574)</u>	<u>74,534</u>
Unrestricted Funds:						
General fund	1,758,878	141,192	(190,463)	(34,162)	76,574	1,752,019
Total unrestricted funds	<u>1,758,878</u>	<u>141,192</u>	<u>(190,463)</u>	<u>(34,162)</u>	<u>76,574</u>	<u>1,752,019</u>
Total Funds	<u>1,812,726</u>	<u>652,253</u>	<u>(638,426)</u>	<u>-</u>	<u>-</u>	<u>1,826,553</u>

**Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2023**

15 Movement in funds continued

Restricted Funds

Community Fund (TNLCF)

What Used for

GDP was awarded four years of **Reaching Communities (RC2)** funding from the Community Fund for its volunteer program which concluded in March 2023 and was fortunate enough to secure a further £1.2m over 5 years through the National Lottery Community Fund's **Climate Action Fund (CAF)** which started in April 2023. This funding is primarily for the salaries necessary to deliver our community environmental citizen science and schools programs, core administration, freelance workshop and therapeutic gardening activity managers and associated administration and project running costs.

Veolia Environmental Trust

Capital funding towards the construction of Cody Dock's community visitor centre. These funded works were completed in December 2023. GDP applied to the Community Ownership Fund for an additional £285k of capital funding and £50k of revenue funding to complete the fitout of the community centre and associated landscaping of the adjacent public realm and construction of a small community kitchen. The application was successful and works will commence in April 2024.

Heritage Fund (TNLHF)

Development grant funding to aid the submission of a delivery grant application in November 2023. The project included the feasibility, design and project planning for a 3 year capital build and heritage programming project that was successfully awarded in April 2024.

Big Issue Invest

Are a longstanding supporter of GDP both in terms of grant funding, social enterprise finance and professional support. GDP completed its final repayment of a loan from BII in February 2024 that was used to restore the Docklands Community Boat and in April 2024 took out a new loan of £150k to provide cashflow for a new capital project to construct a small museum and exhibition space that is fully funded by the National Lottery Heritage Fund.

Garfield Weston Foundation

Has provided core funding towards the salaries associated with our community engagement team.

Tudor Trust

Core funding to cover salaries over three years towards Gasworks Dock Partnerships work on wider inclusion within its volunteer program and developing social prescribing at Cody Dock.

Cockayne Foundation

For the delivery of a new environmental arts commission under the program title of Lighting Up the Lea. The project consisted of two parts, firstly an artist in residency opportunity which started in November 2023, followed by the installation of an exhibition which ran from April 2024 till June 2024.

Climate Action Fund (CAF)

Started in April 2023. This funding is primarily for the salaries necessary to deliver our community environmental citizen science and schools programs, core administration, freelance workshop and therapeutic gardening activity managers and associated administration and project running costs.

Other restricted funds

Core Funding

Capital expenditure funded from restricted income is transferred to unrestricted funds as the restriction is considered to have been fulfilled.

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2023

15 Movement in funds continued

Movement in funds 2023

	At 1 February 2022	Incoming resources	Outgoing resources	Transfer	Asset Transfers	At 31 January 2023
	£	£	£		£	£
<u>Restricted Funds:</u>						
Big Lottery Fund	20,788	103,615	(128,435)	4,032	-	-
Veolia Environmental Trust	112,453	153,945	-	-	(225,557)	40,841
London Marathon Charitable Trust	39,762	71,000	-	-	(110,762)	-
City of London	(32)	-	-	32	-	-
Heritage Lottery Fund	625	541,738	(2,369)	(2,486)	(537,508)	-
L.B. Newham	5,549	-	(5,006)	-	-	543
Thames Water	4,909	-	-	(4,909)	-	-
UnLtd	233	-	-	(233)	-	-
Big Issue Invest	-	12,750	(14,365)	1,615	-	-
Arnold Clarke	500	-	-	(500)	-	-
Garfield Weston Foundation	7,240	20,000	(30,713)	3,473	-	-
Tudor Trust	11,281	30,000	(28,817)	-	-	12,464
Other restricted funds	6,256	-	-	(6,256)	-	-
Total restricted funds	209,564	933,048	(209,705)	(5,232)	(873,827)	53,848
<u>Unrestricted Funds:</u>						
General fund	927,757	140,788	(188,726)	5,232	873,827	1,758,878
Total unrestricted funds	927,757	140,788	(188,726)	5,232	873,827	1,758,878
Total Funds	1,137,321	1,073,836	(398,431)	-	-	1,812,726

16 Reconciliation of net income / (expenditure) to net cash flow from operating activities

	2024	2023
	£	£
Net income / (expenditure) for the reporting period (as per the statement of financial activities)	13,827	675,405
Depreciation	109,278	109,510
(Increase)/ decrease in debtors/stock	(14,479)	39,255
Increase/ (decrease) in creditors	11,608	15,918
Net cash provided by / (used in) operating activities	120,234	840,088

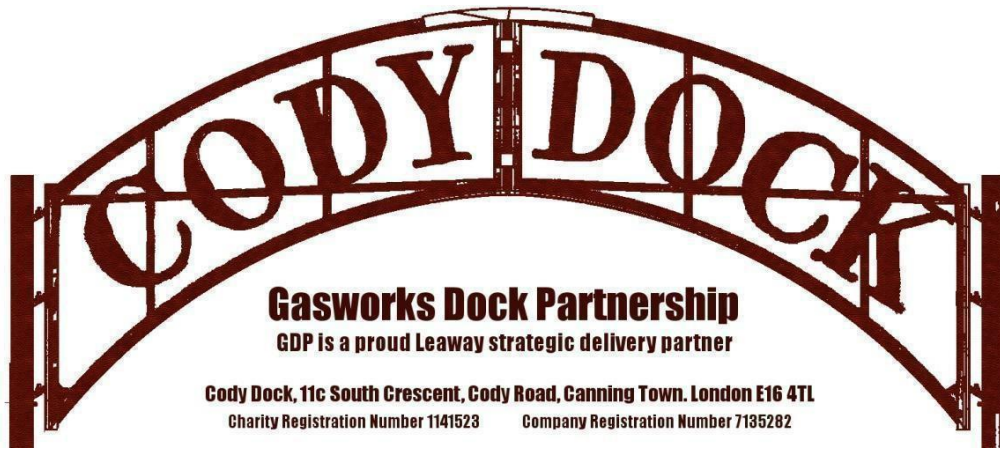
17 Related party transactions

There were no related party transactions in the financial year.

GASWORKS DOCK PARTNERSHIP

England & Wales - Charity number 1141523

Accounts



Gasworks Dock Partnership

(A company limited by guarantee)

Report and Financial Statements Year ended 31

January 2023 Charity number 1141523

Company number: 07135282



Gasworks Dock Partnership (GDP)
Report of the trustees for the year ended 31 January 2023

CONTENTS OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 January 2023

Report of the Trustees	Pages 3-14
Independent Auditor's Report	Page 17-19
Statement of Financial Activities	Page 20
Balance Sheet	Page 21
Statement of Cash Flows	Page 22
Notes to the Financial Statements	Pages 23-32

Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2023

Charity Number: 1151523
Company Number: 07135282
Principal Office: Cody Dock, 11c South Crescent, London, E16 4TL

Directors and

Trustees

Chair:	Marcus MacKenzie	Appointed April 2016 Re-appointed October 2021
Company Secretary:	Timothy Vaughan	Appointed April 2018 Re-appointed October 2018
Treasurer:	David Asuni	Appointed September 2015 Re-appointed November 2022
Trustees	Martin Torres	Appointed April 2018 Re-appointed November 2022
	Bianca Mawani	Appointed June 2016 Re-appointed October 2021
	Oyetade Oyebo	Appointed March 2022
	Alice Gur-Arie	Resigned August 2022
Chief Executive Officer:	Simon Myers	Appointed October 2015

Our advisers

Engineers: Robert West, Delta House, 175 Borough High Street, London SE1
1HR PRICE & MYERS, 37 Alfred Place, London WC1E 7DP

Planning Consultants: Tibbalds Planning and Urban Design Ltd, 19 Maltings Place, London, SE1 3JB

Architects: Office for Crafted Architecture, Unit 2. Cody Dock, 11c South
Crescent, London E16 4TL

Auditors: Goldwins Chartered Accountants, 75 Maygrove Road, London, NW6 2EG,
United Kingdom

Solicitors: Freshfields Bruckhaus Deringer LLP, 100 Bishopsgate
London EC2P 2SR

Bankers: Triodos, Brunel House, 11 the Promenade, Clifton, Bristol BS8 3NN
CAF Bank Limited; 25 Kings Hill Avenue; Kings Hill; West Malling; Kent; ME19 4J

Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2023

The trustees are pleased to present their annual report together with the financial statements of the charity for the year ended 31 January 2023, which are also prepared to meet the requirements for a directors' report and accounts for Companies Act.

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 – second edition) - (Charities SORP FRS 102).

Chief Executive's Report

During 2022 and despite the effects of the Covid-19 pandemic, Gasworks Dock Partnership successfully completed a number of significant capital projects, most of which were funded by the Green Recovery Challenge Fund such as: the award-winning Cody Dock Rolling Bridge; remediation and repairs to the dock itself; planting of over 900 trees; installation of new reedbed habitat; connection to mains utilities and services; and construction of a new purpose built toilet and wash block. GDP also concluded an 18-month environmental program of activities that resulted in the publication of Cody Dock's first tidal Lea River Ecology report which was subsequently featured within the concluding episode of the BBC's David Attenborough Saving our Wild Isles series. These works were made possible through £1m of funding support from the Green Recovery Challenge Fund and a community grant from the London Marathon Trust.

Having completed the first phase of creative industry studio rentals in 2021, Cody Dock's studios continued to be 100% occupied as at 31st January 2023

Despite some restrictions at the beginning of 2022 and the ongoing reluctance of some people to return to group volunteering sessions after a prolonged period of lockdown, Cody Dock experienced a significant uptake in overall volunteering numbers as people regained their willingness to partake in in-person activities. Taking this into account, the overall volunteer trend appears to be on track to be higher than pre-pandemic levels.

With schools being early to go back to normal lessons but last to resume field study visits, we continued to see low participation levels from schools but observed a steady increase as the year progressed, and with additional resources provided by the National Lottery Community Fund's Climate Action Fund award, we anticipate a significant increase in bookings for 2023 that are on track to exceed pre-pandemic levels.

After the significant increase in local visitors using Cody Dock's public gardens and the Lea River for socially distanced exercise during the pandemic, we continued to experience an uptick in daily visitors visiting Cody Dock and using the Lea River Park to do their daily exercise, visit for leisure and simply to get to work via Cody Wilds.

The Green Recovery Challenge Fund was administered by the National Lottery Heritage fund and was funded by Defra, the Environment Agency and Natural England.

We completed all of our Green Recovery Challenge Funded projects in March 2022 and published the following reports: Cody Dock's tidal Lea River Ecology Report (<https://codydock.org.uk/tidal-lea-ecology-report/>)

Social prescribing at Cody Dock Report (<https://codydock.org.uk/social-prescribing-pilot-study/>)

Saving Our Wild Isles was produced by Silverback Films on behalf of the BBC's Natural History department, on general release on the BBC iPlayer in April 2023.

<https://www.bbc.co.uk/iplayer/episode/p0fd45w7/wild-isles-saving-our-wild-isles>

Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2023

Cody Dock Fundraising & Sustainability

With two of our core funding grants due to come to an end in 2023, GDP identified The National Lottery Community Fund's Climate Action Fund as being a very good match for us given our aim to build on the completion of our various volunteering and capital projects and to roll out a significant Environmental program which would make best use of our new facilities and continue to engage large numbers of people with Cody Dock and the River Lea. In October 2022 we were invited by the Climate Action Fund to submit a final stage application for £1.3m over 5 years and received confirmation of our successful application in March 2023.

In addition to our successful TNLCF Climate Action Fund award we also came a step closer to realising our charity's long term goal of establishing a dedicated heritage space and Lea river heritage program through the submission of a development application to Heritage Lottery Fund in November 2022 which was subsequently approved in April 2023.

Further successful fundraising for smaller discrete project based and development activities for 2022 include support from Garfield Weston, The Tudor Trust, Big Issue Invest and Newham Council.

Our purposes and activities

The charity's Objects remain unchanged:

- The advancement of education, training or retraining, particularly among unemployed people, and providing unemployed people with work experience,
- the creation of training and employment opportunities by the provision of workspace, buildings and/or land for use on favourable terms,
- the maintenance, improvement or provision of public amenities,
- the education of the public about the history of the area by the creation of an industrial heritage archive and museum,
- 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,
- the promotion of the arts and of crafts and craftsmanship and the advancement of education,
- the promotion of the conservation, protection and enhancement of the physical and natural environment, particularly but not exclusively in ways that further sustainable development,
- 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,
- And other means as may from time to time be determined and which are exclusively charitable.

Our key aim is to see Cody Dock provide a pedestrian gateway to the existing Lower Lea River footpaths and establish itself as a flagship centre for environmental learning, heritage and arts. As part of our mission to transform Cody Dock into a sustainable and flourishing cultural quarter we are continuing our work to develop new moorings, workshop studio spaces and a community venue that will provide GDP with a sustainable income that will enable our charity to continue delivering its more general aims.

Our overall 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.

Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2023

In shaping our objectives for the coming years, we have considered the Charity Commission's guidance on public benefit, including the guidance on public benefit and fee charging. We continue to give careful consideration to the accessibility of our public, community and event spaces 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 include:

- the delivery of 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.
- The offering of a broad range of opportunities for people and organisations to co-produce environmental and educational activities at Cody Dock.
- The giving of opportunities to groups in the borough at discounted rates for hire..
- The celebration of the diversity of cultures in our local community by programming presentations by, and with, artists of different cultural backgrounds and at times that are open and inclusive whilst focusing on having a particular significance to different religious or cultural traditions that reflect the full spectrum of Newham's diverse communities.

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

- Delivery 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:

- The Royal Horticultural Society
- Thames 21 and Love the Lea
- Totally Thames
- Open City's Open House
- Newham Council
- One Newham
- Rosetta Arts
- The Line Art Trail
- London National Park City

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 help to shape a positive future for the Lower Lea Valley.

Our volunteers

One of the charity's key objectives 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, charities and local businesses. Across all our programs we have worked with a total of 2,717 volunteers who catered for over 100,000 visitors during our 12th year of activities.

Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2023

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 achieved a number of things during the year:

- Successfully completed the third year 'Reaching Communities' volunteer and engagement program and reached all its targets and remained on budget.
- Commenced construction phase for our Visitor Centre and completed the construction of our public Toilet and Washblock. Dredged Cody Dock and removed contaminated silt for treatment.
- Completed the construction of our Cody Dock Rolling Bridge.
- Completed the second year of our GRCF rolling program of citizen science, pilot social prescribing and dock restoration.
- Concluded our online telephone befriending training program for Newham Council and Age UK East.
- Maintained all its key volunteering and match funding targets despite the ongoing lockdown restrictions.

Chart 1 – Community Volunteering – Volunteer Sessions and Completed Hours - 1st February 2021 to 31st January 2023



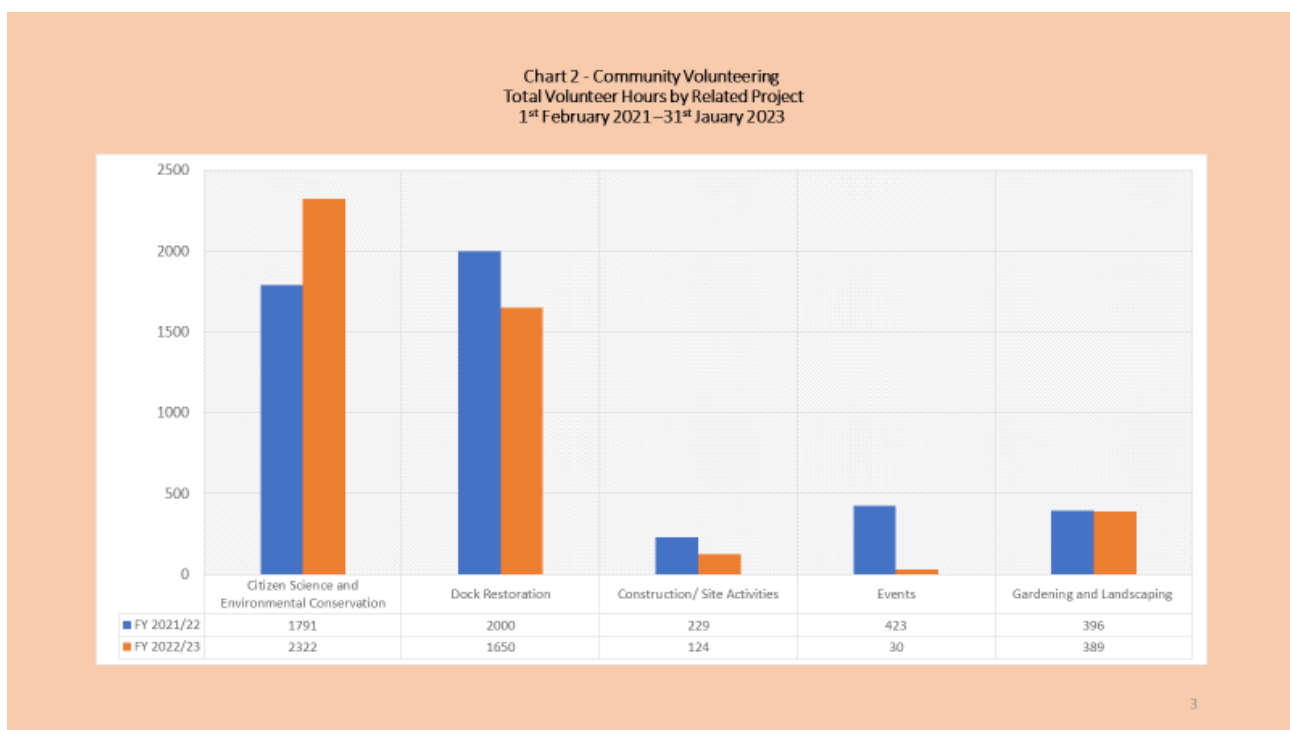
Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2023

Factors contributing to slight reduction in overall numbers achieved in the previous year

- Decrease in the number of capital works volunteering opportunities as projects were successfully completed.
- With the number of furloughed people reducing as a result of people returning to work and the completion of our telephone befriending service, we experienced a noticeable decrease in community volunteers.
- Decrease in number of Citizen Science and Environmental Conservation activities due to completion of Green Recovery Challenge funded activities and these activities being suspended in the last quarter whilst waiting for new funding and staff to come online.
- Corporate volunteering only really recommenced in the second half of 2022 because of the continued effects of COVID.

Chart 2 – Community Volunteering – Volunteer Hours by Related Project - 1st February 2021 - 31st January 2023



Citizen Science and Environmental Conservation - Contributing factors to increase

- Completion of Green Recovery Challenge Fund project with a period of time spent producing required reports together with finalising follow up delivery plans resulted in only core volunteer activities being delivered; once delivery plans finalised and appropriate resource recruited and inducted, the volunteer offerings and uptake increased which together with school engagement and take up has delivered show increase.

Construction and Site Activities -Contributing factors for small decrease

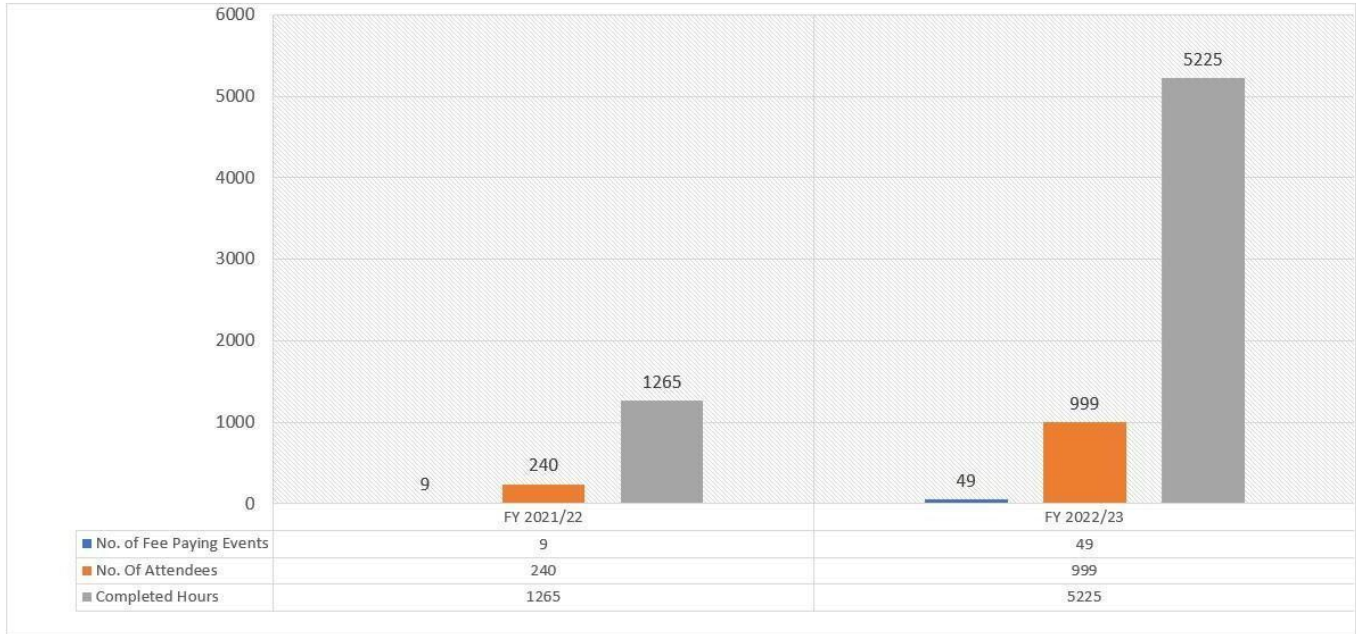
- Completion of several of our capital projects funded by the Green Recovery Challenge Fund and London Marathon funded toilet and wash block resulted in slightly fewer construction-based volunteer opportunities for the second half of 2022.
- To avoid duplication site maintenance work relating to the Dock was recorded under the Dock Restoration project.
- Planned major build projects made the need for maintenance unnecessary – as these builds are completed maintenance type of volunteering opportunities will increase.

Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2023

Chart 3 – Fee- Paying Volunteering at Cody Dock - 1st February 2021 - 31st January 2023

Chart 3 - Fee Paying Volunteering
1/2/2021 – 31/1/2023

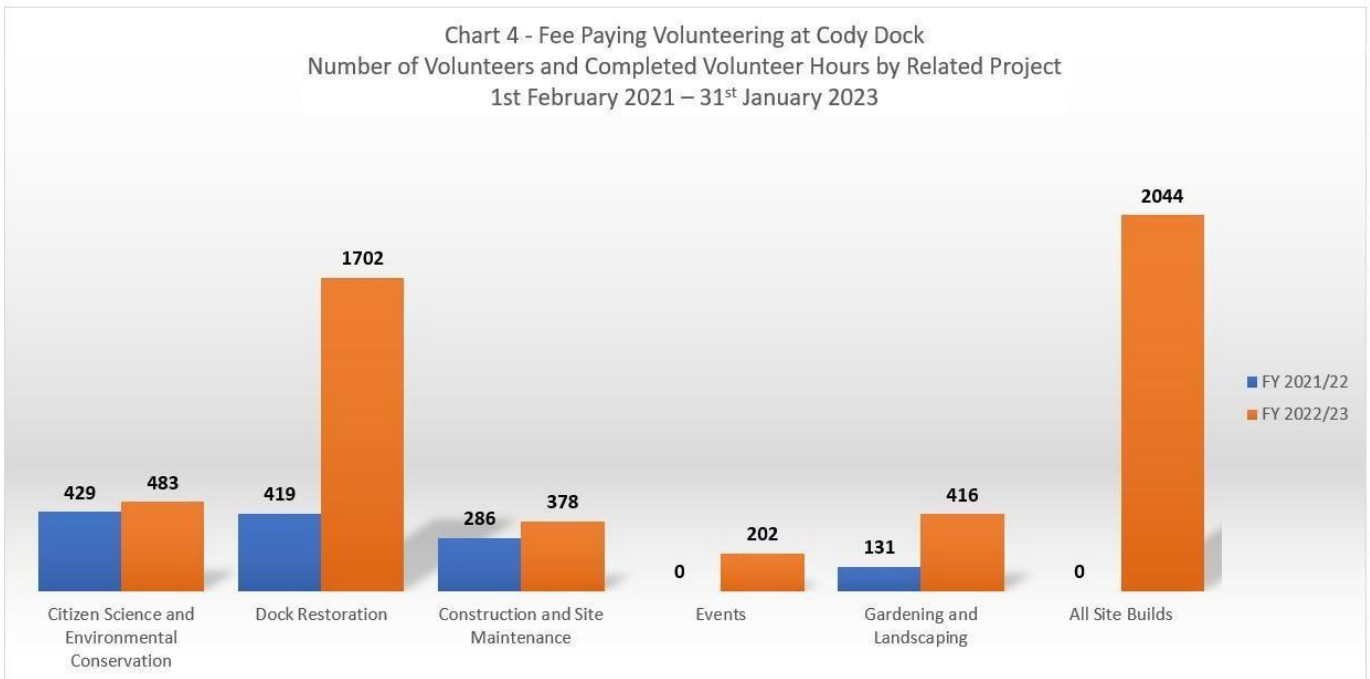


The first half of 2022 saw a reduced uptake from local businesses and corporations sending volunteers but this picture dramatically improved during the final quarter and we took a higher number of advance bookings for the first quarter of 2023 which leads us to believe that 2023 is on track to surpass pre-pandemic levels of corporate volunteering.

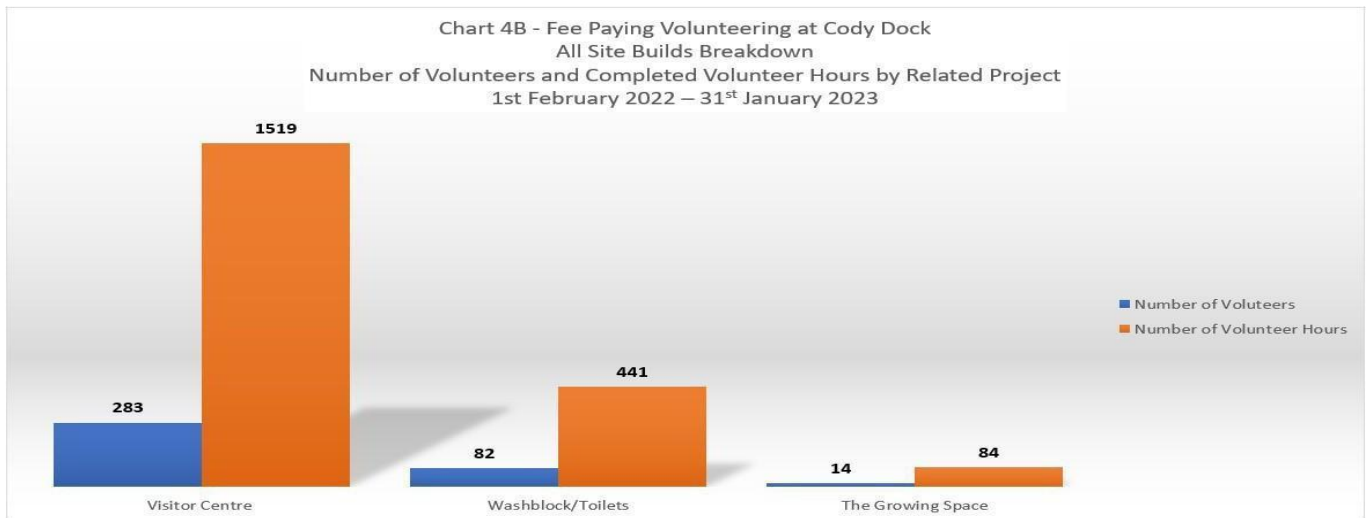
Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2023

Chart 4 – Fee paying volunteer hours by Related Project



In 2021/22 all site build activity was recorded under ‘Construction and Site Maintenance’ – for 2022/23 these were then separated out into individual related project areas. Site builds include Washblock/Toilets/Visitor Centre/Therapeutic Garden Hub ‘The Growing Space’ – the above figures are the cumulative totals for all of these – Chart 4B provides a breakdown.



Gasworks Dock Partnership (GDP)

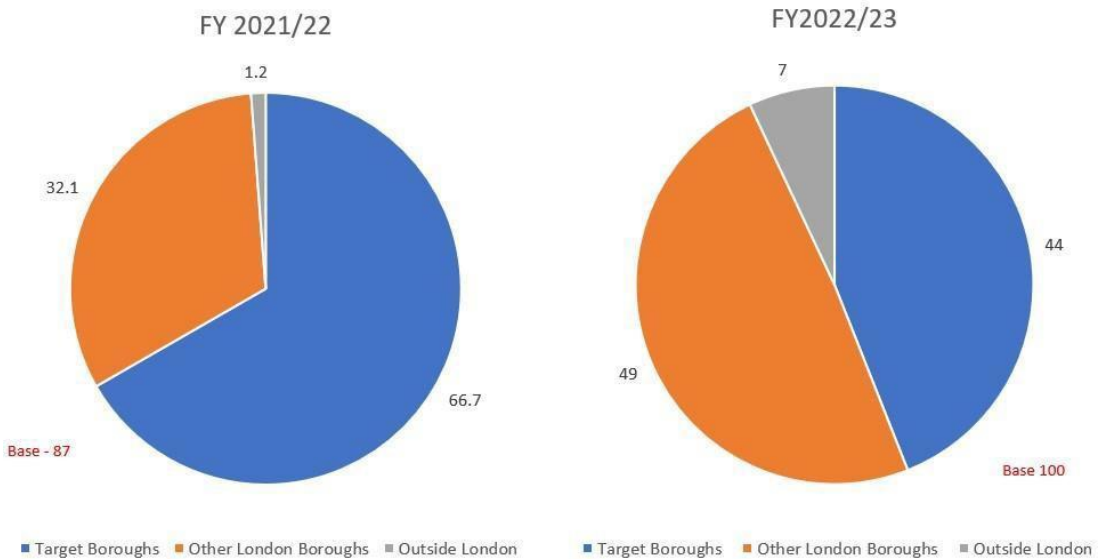
Report of the trustees for the year ended 31 January 2023

Chart 5a – Volunteers’ area of residence

This shows the area of residence specified by individuals who have completed volunteer hours between the period 1st February 2021 - 31st January 2023.

Demographics for Volunteers

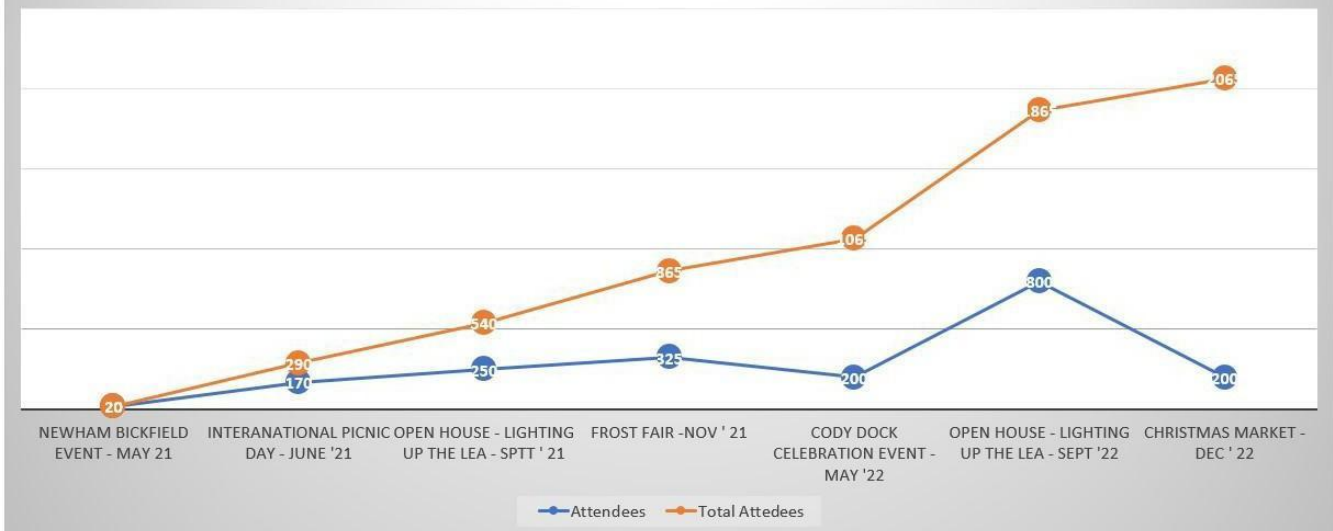
New Volunteers – Area of Residence



Events

GDP has where possible held events and exhibitions and will continue to monitor the situation and where possible deliver our usual and other one-off events/exhibitions.

**Chart 5B - Community Events at Cody Dock
1st February 2021 – 31st January 2023**



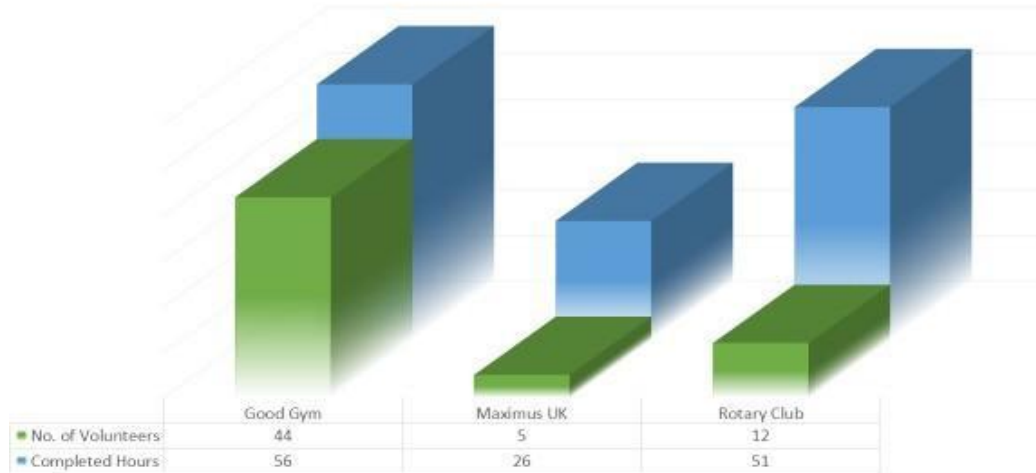
Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2023

Chart 6 – Local Organisations – Number of Volunteers and Completed Hours

We strive to develop partnerships with local organisations (within London Borough of Newham and Tower Hamlets) providing volunteer opportunities which not only contribute towards our charity objectives but link and contribute to their corporate social responsibility objectives.

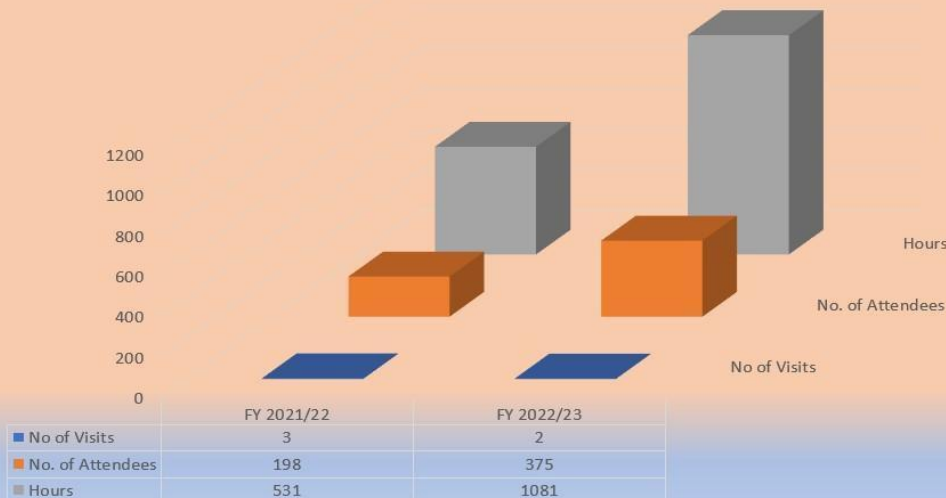
Chart 6 – Local Organisations – Volunteer Numbers and Completed Hours
1st February 2022 – 31st January 2023



Engagement with Local Schools


We continue to liaise with local schools to provide ‘hands on’ learning experience supporting their classroom learning; over the last couple of years this has been somewhat curtailed due to residual factors associated with the COVID pandemic but since the beginning of the financial year (1st February 2023) our newly appointed Bio-Diversity Officer and Education Officer have enabled GDP to hit the ground running with school participation in the Urban Ecology programme.

Chart 7 - Schools in LBN Catchment Area - Visits/Activities
1st February 2021 – 31st January 2023



Gasworks Dock Partnership (GDP)
Report of the trustees for the year ended 31 January 2023

Signed:

A handwritten signature in black ink, appearing to read 'Simon Myers', written in a cursive style.

**Simon Myers Chief Executive
Gasworks Dock Partnership**

30 September 2023

Financial review

Results for the year ended 31 January 2023 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 for its funding. Our restricted income for the financial year was £933,048 (2022 £509,937), this funded a very significant proportion of the net cash flows for investing activities of £935,831 (£682,763) in the financial year. Unrestricted income for the financial year was £140,788 (2022 £108,711), however unrestricted expenditure was £188,725 (2022 £97,456) resulting in unrestricted income deficit of £47,937 (2022 surplus of £11,255) for the financial year ended 31 January 2023. Thus, as those fixed asset additions that are funded by restricted income are transferred to unrestricted reserves, the charity's positive unrestricted reserves are entirely invested in the designated fixed assets of £1,854,242 (2022 £1,027,921). This shows that the charity is successfully putting in place the infrastructure essential to sustainable delivery of its purpose (See Note 12 of the financial statements); however, after accounting for fixed assets, the charity has negative unrestricted reserves of £95,364 (2022 £100,164).

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

Reserves policy

GDP aims to maintain unrestricted free reserves equivalent to 3 months of running costs. As noted above, substantial facilities development work has been and continues to be delivered which has created vital fixed assets for the charity and is reflected in a sound total unrestricted reserves position referred to above. However, the charity currently has an unrestricted free reserves deficit, and GDP therefore has not met its unrestricted free reserves policy. While the capital projects build-out is being undertaken, much of the core work of the charity is directed towards such projects and consequently the costs of such core work are substantially covered by grant funding over the next two years, thereby supporting GDP as a going concern. GDP is working to ensure that it builds towards its unrestricted free reserve policy level via income generation from social enterprise activities in the coming years.

Plans for the future

Looking forward to the financial year 2023-4, the charity is focusing its attention on the following objectives:

- Delivering GDP's climate action programme funded by the National Lottery.
- Completing Heritage Lottery funded feasibility and development work on proposed Heritage Pavilion build and submit application for funding to construct and expand to operate it.
- deliver and expand programme of therapeutic and social prescribing opportunities to be delivered within the 'Growing Space'
- Completion of our Veolia Environmental Trust funded visitor centre.
- Development of the business plan for further moorings and studios and raising the capital to finance phase two of Cody Dock's development.
- Continue to develop GDP's social enterprise income to enable future sustainability.

Structure, Governance and Management

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

Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2023

Appointment of trustees

There were 2 new appointments to the board during this financial year, and one resignation during the year (Alice Gur-Arie).

(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, and the key financial and other policies 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 approximately 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 N/A

Risk management

The trustees have a risk management strategy and conduct 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 to ensure the sustainability of the charity and the 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 the group and of the incoming resources and application of resources, including the income and expenditure, of the charitable group for that period.

Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2023

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.

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 **30th September 2023** and signed on their behalf by:



Marcus Mackenzie – Chair
Company registration number 07135282

Independent Auditor's Report To the members of Gasworks Dock Partnership

Opinion

We have audited the financial statements of Gasworks Dock Partnership for the year ended 31 January 2023 which comprise the Statement of Financial Activities, the Balance Sheet, statement of cash flows and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 January 2023 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Charity 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

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

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 auditor's report 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.

Independent Auditor's Report To the members of Gasworks Dock Partnership

Opinion on other matter 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 trustees' report (incorporating the directors' report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' report (incorporating the directors' report) 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 Charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Annual Report.

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.

Responsibilities of the trustees

As explained more fully in the Trustees' Responsibilities Statement, 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 they 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 Charity'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 Charity 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 an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

Independent Auditor's Report To the members of Gasworks Dock Partnership

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We enquired of management, which included obtaining and reviewing supporting documentation, concerning the charity's policies and procedures relating to:
 - identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;
 - Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud;
 - The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- We inspected the minutes of meetings of those charged with governance.
- We obtained an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the charity from our professional and sector experience.
- We reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.
- We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.
- In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments, assessed whether the judgements made in making accounting estimates are indicative of a potential bias and tested significant transactions that are unusual or those outside the normal course of business.

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]. This description forms part of our auditor's report.

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 charity's members those matters we are required to state to them in an auditor's 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 charity and the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.

Anthony Epton

23 October 2023

.....
Anthony Epton (Senior Statutory Auditor)
for and on behalf of
Goldwins Limited
Statutory Auditor
Chartered Accountants
75 Maygrove Road
West Hampstead
London NW6 2EG

Gasworks Dock Partnership

Statement of Financial Activities (Incorporating and Income and Expenditure Account) For the Year Ended 31 January 2023

	Note	Unrestricted £	Restricted £	2023 £	2022 Total £
<u>Income from:</u>					
Donations & Grants	3	21,726	933,048	954,774	525,645
Charitable Activities	4	119,062	-	119,062	93,003
Total income		140,788	933,048	1,073,836	618,648
<u>Expenditure on:</u>					
Fundraising		9,600	-	9,600	5,200
Charitable activities		179,125	209,706	388,831	317,817
Total expenditure	5	188,725	209,706	398,431	323,017
Net income / (expenditure) for the year		(47,937)	723,342	675,405	295,631
Gross transfers		879,058	(879,058)	-	-
Net movement in funds		831,121	(155,716)	675,405	295,631
<u>Reconciliation of funds:</u>					
	14				
Total funds brought forward		(100,164)	209,564	109,400	841,690
Designated Funds-Fixed Assets brought forward		1,027,921	-	1,027,921	-
Total funds carried forward		1,758,878	53,848	1,812,726	1,137,321

All of the above results are derived from continuing activities.
There were no other recognised gains or losses other than those stated above.
The attached notes form part of these financial statements.

Gasworks Dock Partnership
Balance Sheet
As at 31 January 2023

	Note	2023 £	2022 £
Tangible fixed assets	9	1,854,242	1,027,921
Current assets:			
Debtors	10	23,506	62,762
Cash at bank and in hand		<u>17,684</u>	<u>130,631</u>
		41,190	193,393
Creditors: amounts falling due within one year	11	<u>(37,269)</u>	(66,789)
NET CURRENT ASSETS		<u>3,921</u>	<u>126,604</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		1,858,163	1,154,525
Creditors: Amounts Falling Due After More Than One Year	11	<u>(45,437)</u>	<u>(17,204)</u>
Net assets	12	<u>1,812,726</u>	<u>1,137,321</u>
Funds			
Designated Funds-Fixed Assets		1,854,242	1,027,921
Unrestricted Funds		(95,364)	(100,164)
Total Unrestricted Funds		1,758,878	927,757
Restricted Funds		<u>53,848</u>	<u>209,564</u>
Total funds	14	<u>1,812,726</u>	<u>1,137,321</u>

The financial statements have been prepared in accordance with the special provisions for small companies of the Companies Act 2006.

Approved by the Trustees Board on 30 September 2023 and signed on its behalf by:



.....
Marcus Mackenzie – Chair
Chairman and Treasurer, Trustees Board

Company Registration Number 07135282

The attached notes form part of the financial statements.

Gasworks Dock Partnership
Statement of cash flows
For the Year Ended 31 January 2023

	Note	2023 £	2023 £	2022 £	2022 £
Cash flows from operating activities:					
Net cash provided by / (used in) operating activities	15	840,088		290,692	
Cash flows from investing activities:					
Net Cash Flows from Investing Activities -Fixed Assets		(935,831)		(682,763)	
Cash provided by / (used in) investing activities		(935,831)		(682,763)	
Cash flows from financing activities:					
Repayments of borrowing		(17,204)		(19,127)	
Cash provided by / (used in) financing activities		(17,204)		(19,127)	
Change in cash and cash equivalents in the year		(112,947)		(411,198)	
Cash and cash equivalents at the beginning of the year		130,631		541,829	
Cash and cash equivalents at the end of the year		17,684		130,631	

**Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January
2023**

1. Accounting policies

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) - (Charities SORP FRS 102 second edition) and the Companies Act 2006.

The charitable company meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

Going concern

At the time of approving the financial statements the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future.

From the year ending January 2023 and despite the Covid backdrop, Gasworks Dock Partnership (GDP) has increased sustainable income from additional community studio lets and is further underpinned by increased volunteer activity. In addition, community response funding, additional awards of capital funding, and the flexibility offered by GDP's existing funders, has allowed GDP to continue to develop and to provide support and facilities to the community during this challenging time.

The cash flow forecast for the next 12 months, from the date of approval of the financial statements, indicates that GDP will have sufficient cash assets in place to meet its debts as and when they are due. The directors are satisfied that GDP is able to meet its working capital liabilities through the management of the normal cyclical nature of receipts and payments.

The directors continue to adopt the going concern basis of accounting in preparing the financial statements.

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.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred. Income received in advance for the provision of specified service is deferred until the criteria for income recognition are met.

Donations of gifts, services and facilities

Donated professional services and donated facilities are recognised as income when the charity has control over the item or received the service, any conditions associated with the donation have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), volunteer time is not recognised so refer to the trustees' annual report for more information about their contribution.

On receipt, donated gifts, professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January
2023

1. Accounting policies

(continued) Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

Fund accounting

Unrestricted funds are available to spend on activities that further any of the purposes of charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are donations which the donor has specified are to be solely used for particular areas of the charity's work or for specific projects being undertaken by the charity.

Expenditure and irrecoverable VAT

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. Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred. Expenditure is classified under the following activity headings:

- Costs of raising funds comprise of trading costs and 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 delivering services and other activities undertaken to further the purposes of the charity and their associated support costs.

Allocation of support costs

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. Support costs include back office costs, finance, personnel, payroll and governance costs which support the charity and its and activities. These costs have been allocated between cost of raising funds and expenditure on charitable activities.

Tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £1,000. Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

- Boat 50 years
- Dock works 20 years Buildings 10 years
- Office equipment 3 – 4 Years
- Tools & equipment 3 – 4 Years

Debtors

Trade and other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid net of any trade discounts due. Trade debtors are adjusted for bad debt provisions

Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Creditors and provisions

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.

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January
2023

1. Accounting policies
(continued) 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 with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

Pensions

The pension scheme in operation is compliant for auto enrolment purposes and all staff eligible have been registered.

2. Detailed comparatives for the statement of financial activities

	Unrestricted £	Restricted £	2022 Total £
<u>Income from:</u>			
Donations & Grants	15,708	509,937	525,645
Charitable Activities	<u>93,003</u>	<u>-</u>	<u>93,003</u>
Total income	<u>108,711</u>	<u>509,937</u>	<u>618,648</u>
<u>Expenditure on:</u>			
Fundraising	5,200	-	5,200
Charitable activities	92,256	225,561	317,817
Total expenditure	<u>97,456</u>	<u>225,561</u>	<u>323,017</u>
Net income / (expenditure) for the year	11,255	284,376	295,631
Transfers between funds	677,763	(677,763)	-
Net movement in funds	<u>689,018</u>	<u>(393,387)</u>	<u>295,631</u>
<u>Reconciliation of funds:</u>			
Total funds brought forward	<u>238,739</u>	<u>602,951</u>	<u>841,690</u>
Total funds carried forward	<u>927,757</u>	<u>209,564</u>	<u>1,137,321</u>

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2023

3. Income from donations

	Unrestricted	Restricted	2023	2022
	£	£	Total	Total
			£	£
Donations	16,726	-	16,726	8,219
Grants	5,000	933,048	938,048	517,426
	<u>21,726</u>	<u>933,048</u>	<u>954,774</u>	<u>525,645</u>

4. Income from charitable activities

	Unrestricted	Restricted	2023	2022
	£	£	Total	Total
			£	£
Dock Income	58,377	-	58,377	56,126
Events Income	45,789	-	45,789	15,934
Other Income	14,896	-	14,896	20,943
Total	<u>119,062</u>	<u>-</u>	<u>119,062</u>	<u>93,003</u>

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2023

5. Analysis of expenditure 2023

	Basis of allocation	Cost of raising funds £	Charitable activities £	Support costs £	Governance Costs £	2023 £	2022 £
Staff costs	Direct	-	223,366	26,134	-	249,500	267,419
Direct costs	Direct	9,600	134,831	-	4,500	148,931	55,598
Support costs	Staff time	-	-	-	-	-	-
		9,600	358,197	26,134	4,500	398,431	323,017
Support costs allocation		-	30,634	(26,134)	(4,500)	-	-
Total expenditure 2023		9,600	388,831	-	-	398,431	323,017
Total expenditure 2022		<u>5,200</u>	<u>317,817</u>	<u>-</u>		<u>323,017</u>	

Of the total expenditure, £188,725 was unrestricted (2022: £97,456) and £209,706 was restricted (2022: £225,561.)

Analysis of expenditure 2022

	Basis of allocation	Cost of raising funds £	Charitable activities £	Support costs £	Governance Costs £	2022 £
Staff costs	Direct	-	235,188	32,231	-	267,419
Direct costs	Direct	5,200	45,698	-	4,700	55,598
Support costs	Staff time	-	-	-	-	-
		<u>5,200</u>	<u>280,886</u>	<u>32,231</u>	<u>4,700</u>	<u>323,017</u>
Support costs allocation		-	36,931	(32,231)	(4,700)	-
Total expenditure 2022		<u>5,200</u>	<u>317,817</u>	<u>-</u>	<u>-</u>	<u>323,017</u>

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2023

6. Net income/(expenditure) for the year

This is stated after charging:

	2023	2022
	£	£
Depreciation	109,510	36,569
Auditors' remuneration (excluding VAT):		
Audit	3,750	3,750
	<u>3,750</u>	<u>3,750</u>

7. Taxation

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

8. Analysis of staff costs, trustee remuneration and expenses and the cost of key management personnel

	2023	2022
	£	£
Salaries and wages	231,240	249,004
Social security costs	14,375	14,012
Pension costs	3,885	4,403
	<u>249,500</u>	<u>267,419</u>

One employee received remuneration in excess of £60,000 in the year (2022: none).

The total employee benefits including pension contributions of the key management personnel were £60,155 (2022: £56,055)

The charity trustees were not paid or received any other benefits from employment with the Charity in the year (2022: £nil) neither were they reimbursed expenses during the year (2022: £nil). No charity trustee received payment for professional or other services supplied to the charity (2022: £nil).

The average number of employees (head count based on number of staff employed) during the year was as follows:

	2023	2022
	No.	No.
Average number of staffs employed	10	12
	<u>10</u>	<u>12</u>

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2023

9. Tangible fixed assets

	Boats £	Dock Equipment/ Studios/ Restoration £	Tools & Equipment £	Total £
Cost:				
At 1 February 2022	199,380	894,556	25,882	1,119,818
Additions	-	935,831	-	935,831
At 31 January 2023	<u>199,380</u>	<u>1,830,387</u>	<u>25,882</u>	<u>2,055,649</u>
Depreciation:				
At 1 February 2022	19,958	46,290	25,649	91,897
Charges in year	3,988	105,289	233	109,510
At 31 January 2023	<u>23,946</u>	<u>151,579</u>	<u>25,882</u>	<u>201,407</u>
Net Book Value:				
At 31 January 2023	<u>175,434</u>	<u>1,678,808</u>	<u>-</u>	<u>1,854,242</u>
At 31 January 2022	<u>179,422</u>	<u>848,266</u>	<u>233</u>	<u>1,027,921</u>

- a) All tangible fixed assets are used to fulfil the charity's objects. Assets constructed and incomplete at the year end are not depreciated until they come into use; incomplete assets: 2023 £256,347 (2022, £570,575)
b) Restricted assets: 2023 £1,730,052 (2022: £836,225)

10. Debtors

	2023 £	2022 £
Trade Debtors net of bad debt provision	19,009	22,214
Prepayments & Accrued Income	4,497	40,548
	<u>23,506</u>	<u>62,762</u>

11. Creditors: amounts falling due within one year

	2023 £	2022 £
Other Creditors	8,022	17,733
Taxation and Social Security	5,052	11,349
Accruals and Deferred Income	4,500	18,748
Other Creditors	21	21
Loans	19,674	18,938
	<u>37,269</u>	<u>66,789</u>

11. Creditors: amounts falling due after one year

	2023 £	2022 £
Loans	<u>45,437</u>	17,204
	<u>45,437</u>	<u>17,204</u>

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2023

12. Analysis of net assets between funds - 2023

	Restricted funds £	General funds £	Total funds £
Tangible fixed assets	-	1,854,242	1,854,242
Net Current Assets (Liabilities)	53,848	(49,927)	3,921
Long Term Liabilities	-	(45,437)	(45,437)
	<u>53,848</u>	<u>1,758,878</u>	<u>1,812,726</u>

Analysis of net assets between funds - 2022

	Restricted funds £	General fund £	Total funds £
Tangible fixed assets	-	1,027,921	1,027,921
Net Current Assets (Liabilities)	209,564	(82,960)	126,604
Long Term Liabilities	-	(17,204)	(17,204)
	<u>209,564</u>	<u>927,757</u>	<u>1,137,321</u>

13. Pension scheme

The pension scheme in operation is compliant for auto enrolment purposes and all staff eligible are registered. Pension contributions owed as at 31.01.23 £746 (2022: £1,759).

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2023

14. Movement in funds 2023

	At 1 February 2022	Incoming resources	Outgoing resources	Transfer	Asset Transfers	At 31 January 2023
	£	£	£		£	£
<u>Restricted Funds:</u>						
Big Lottery Fund	20,788	103,615	(128,435)	4,032	-	-
Veolia Environmental Trust	112,453	153,945	-	-	(225,556)	40,842
London Marathon Charitable Trust	39,762	71,000	-	-	(110,762)	-
City of London	(32)	-	-	32	-	-
Heritage Lottery Fund	625	541,738	(2,369)	(2,486)	(537,508)	-
L.B. Newham	5,549	-	(5,006)	-	-	543
Thames Water	4,909	-	-	(4,909)	-	-
UnLtd	233	-	-	(233)	-	-
Big Issue Invest	-	12,750	(14,365)	1,615	-	-
Arnold Clarke	500	-	-	(500)	-	-
Garfield Weston Foundation	7,240	20,000	(30,713)	3,473	-	-
Tudor Trust	11,281	30,000	(28,818)	-	-	12,463
Other restricted funds	6,256	-	-	(6,256)	-	-
Total restricted funds	209,564	933,048	(209,706)	(5,232)	(873,826)	53,848
<u>Unrestricted Funds:</u>						
General fund	927,757	140,788	(188,725)	5,232	873,826	1,758,878
Total unrestricted funds	927,757	140,788	(188,725)	5,232	873,826	1,758,878
Total Funds	1,137,321	1,073,836	(398,431)	-	-	1,812,726

Restricted Funds

What Used for

Big Lottery Fund	To support core running costs for delivery of community volunteering and engagement program
Veolia Environmental Trust	Capital funding for the construction of the Cody Dock community visitor centre*
London Marathon Charitable Trust	Capital funding for the construction of the Leaway Wash block and toilets*
Thames Water Heritage Lottery Fund	Core funding for delivery of social prescribing, volunteering and youth engagement program.
Garfield Weston Foundation	Capital and Core funding towards restoration of Cody Dock, construction of Rolling Bridge, management and delivery of citizen science ecology program, capital contribution towards the community visitor centre
Tudor Trust	Used to cover salary of an Environmental Project Assistant and purchase of materials to engage volunteers in direct activities to support our community environmental project, Cody Wilds specifically focusing on the development and preservation of the natural environment in the area
Thames Water	Used to cover salary of an Inclusion and Engagement Manager to facilitate, in partnership with local partners, social prescribing engagement and intervention of isolated people who may be affected by mental health difficulties inviting them to volunteer with us with aim of delivering benefits of engaging with nature and contributing something to their local community. This was funding included capital funding towards our mains connections associated with the London Marathon wash block project and some core funding to support GDP running costs and professional fees

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2023

Other restricted funds

Uni Ltd

Core Funding

Capital funding for construction of 6 new studio buildings and associated landscaping and power connections.*

14. Movement in funds continued

Movement in funds 2022

	At 1 February 2021	Incoming resources	Outgoing resources	Asset Transfers	At 31 January 2022
	£	£	£	£	£
Restricted Funds:					
Big Lottery Fund	24,390	129,425	(133,027)	-	20,788
Veolia Environmental Trust	143,244	-	-	(30,791)	112,453
London Marathon Charitable Trust	28,973	70,000	-	(59,211)	39,762
City of London	37,358	-	(37,390)	-	(32)
Heritage Lottery Fund	187,216	231,198	-	(417,789)	625
L.B. Newham	400	12,814	(7,665)	-	5,549
Thames Water	4,909	-	-	-	4,909
UnLtd	170,205	-	-	(169,972)	233
Access-Impact Management		6,000	(6,000)	-	-
Arnold Clark		500	-	-	500
Garfield Weston Foundation		30,000	(22,760)	-	7,240
Tudor Trust		30,000	(18,719)	-	11,281
Other restricted funds	6,256	-	-	-	6,256
Total restricted funds	602,951	509,937	(225,561)	(677,763)	209,564
Unrestricted Funds:					
General fund	238,739	108,711	(97,456)	677,763	927,757
Total unrestricted funds	238,739	108,711	(97,456)	677,763	927,757
Total Funds	841,690	618,648	(323,017)	-	1,137,321

15. Reconciliation of net income / (expenditure) to net cash flow from operating activities

	2023	2022
	£	£
Net income / (expenditure) for the reporting period (as per the statement of financial activities)	675,405	295,631
Depreciation	109,510	36,569
(Increase)/ decrease in debtors/stock	£39,255	(£47,038)
Increase/ (decrease) in creditors	£15,918	£5,530
Net cash provided by / (used in) operating activities	840,088	290,692

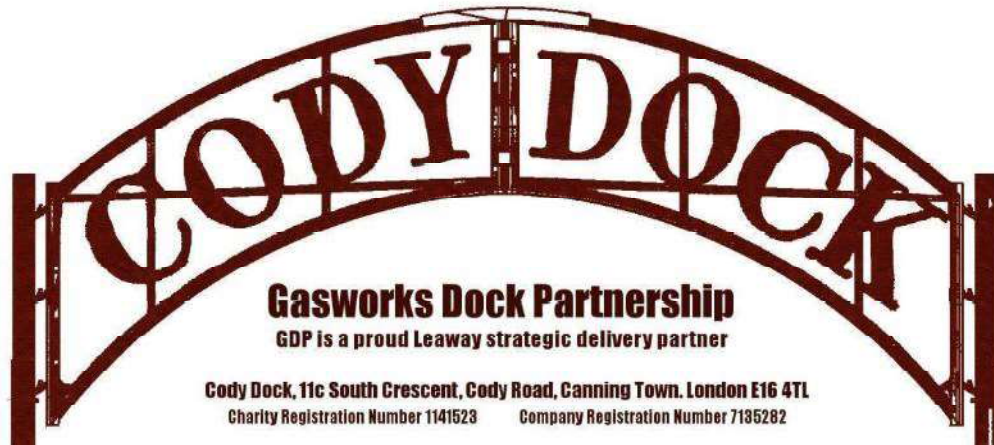
15 Related party transactions

There were no related party transactions in the financial year.

GASWORKS DOCK PARTNERSHIP

England & Wales - Charity number 1141523

Accounts



Gasworks Dock Partnership

(A company limited by guarantee)

Report and Financial Statements
Year ended 31 January 2022

Charity number 1141523
Company number: 07135282

Green Recovery Challenge Fund



Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2022

CONTENTS OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 January 2022

Report of the Trustees	Pages 2-14
Independent Auditor's Report	Page 15-17
Statement of Financial Activities	Page 18
Balance Sheet	Page 19
Statement of Cash Flows	Page 20
Notes to the Financial Statements	Pages 21-29

Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2022

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

Directors and trustees

Chair:	Marcus Mackenzie	(Appointed Dec 2016) (Re-appointed Nov 2019)
Company Secretary:	Timothy Vaughan	(Appointed April 2018) (Re-appointed October 2021)
Treasurer:	David Asuni	(Appointed Sept 2015) (Re-appointed Nov 2019)
Trustees:	Martin Torres	(Appointed April 2018)
	Bianca Mawani	(Appointed June 2016) (Re-appointed October 2021)
	Alice Gur-Arie	(Resigned 7 September 2022)
	Oyetade Oyeboode	(Appointed 14th February 2022)
	Abigail Lewis	(Resigned 16 July 2021)
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
Auditors:	Goldwins Chartered Accountants, 75 Maygrove Road, London, NW6 2RG, United Kingdom
Solicitors:	Freshfields Bruckhaus Deringer LLP, 100 Bishopsgate London EC2P 2SR
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

Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2022

The trustees are pleased to present their annual report together with the financial statements of the charity for the year ended 31 January 2022, which are also prepared to meet the requirements for a directors' report and accounts for Companies Act.

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 – second edition) - (Charities SORP FRS 102).

Chief Executive's Report

With the continued support from our core funders and the additional capital project support from The Green Recovery Challenge Fund and Unltd, GDP was not only able to retain all of its existing staff but also grow the team and increase its outputs during the second year of COVID-19 lockdowns and restrictions.

The first quarter of 2021 saw the completion of six new creative studios funded by Unltd's Inclusive Recovery Fund which immediately achieved 100% occupancy.

GDP continued its telephone befriending training and supervision for Newham Council and Age UK East throughout 2021 and after introducing new 'train the trainer' sessions was able to handover to Newham Council so that it can continue to run it as a permanent service.

With most of our volunteering activities able to take place outdoors and with safe-distances, we managed to exceed our targets and managed to engage 1634 volunteers over the course of the year. Although heavily reduced in comparison to pre-lockdown, the last quarter of 2021 also saw the reintroduction of fee-paying volunteers from local businesses and corporations which provides a valuable income stream to our charity.

With schools being hesitant to resume field study visits during early 2021 we continued our online outreach programme and managed to work with 8 schools from Newham and one in Ghana throughout the first six months of 2021 on a project part funded by the British Council on the 'Story of Water', which featured in a huge outdoor exhibition at Cody Dock in the Autumn.

With the ongoing uncertainty and continuing COVID-19 restrictions throughout much of 2021, we took the decision to continue to prioritise our outdoor spaces and activities and not reopen our indoor Gallery and Community boat until spring 2022. Despite this, we continued to experience an uptick in daily visitors visiting Cody Dock and using the Lea River Park to do their daily exercise, visit for leisure and simply to get to work via Cody Wilds.

Having received confirmation of our Green Recovery Challenge Funding from the National Lottery Heritage Fund in December 2020 we hit the ground running in spring 2021 on a highly ambitious programme of capital works and activities that included:

- The construction and installation of the new Cody Dock Rolling Bridge.
- Installation of 5 green roofs.
- Establishing a tree and hedging nursery and delivering a tree planting programme.
- Removing over 300 cubic metres of contaminated silt from Cody Dock for treatment.
- Repairing and restoring over 600sqm of dock brick walls.
- Landscaping and planting new reed beds and wetland habitat with Cody Dock.
- Installing a new accessible forest garden, complete with oak framed pergola, brick planters and interpretation boards.
- Constructing and installing new habitat for sand martins, swift and bat boxes.
- Delivering a new social prescribing pilot scheme.
- Delivering a new environmental citizen science programme that mapped river and land based ecology at Cody Dock and along the tidal Lea, Cody Road Industrial Estate and the Gasholders at Twelvetrees.
- Initiating a programme on improvements to our education spaces, mains services and installation of solar PV panels to offset Cody Dock's power consumption.

The completion of these works, that were also supported by Tudor Trust, Garfield Western, Veolia Environmental Trust and the London Marathon, resulted in the publication of the following two significant reports that we hope will help inform the local and national conversation relating to social prescribing and the wider safeguarding of our local ecology and development of the tidal Lower Lea River;

1. Cody Dock's tidal Lea River Ecology Report (<https://codydock.org.uk/tidal-lea-ecology-report/>)
2. Social prescribing at Cody Dock Report (<https://codydock.org.uk/social-prescribing-pilot-study/>)

Cody Dock Fundraising & Sustainability

In December 2020, we commenced an 18-month environmental citizen science, dock restoration and green capital infrastructure program with £1m of grant funding from the Green Recovery Challenge Fund. This highly competitive fund is administered by the Heritage Lottery Fund with £40m funded by Defra, the Environment Agency, Natural England. Included within the scope of these works were the installation of a new reedbed and the installation of Cody Dock's Rolling bridge and installation of solar PV panels, mains utility connections and green roofs on all our studio spaces. By January 2022 these funded works were all underway and on target for completion by summer 2022.

In December 2020 we also commenced construction of a further 6 studio container workshop spaces with £260k of funding from Unltd's Recovery Fund and these were all completed and fully let to SME's and creative industries by the Autumn of 2021.

Our purposes and activities

The charity's Objects remain unchanged:

- The advancement of education, training or retraining, particularly among unemployed people, and providing unemployed people with work experience,
- the creation of training and employment opportunities by the provision of workspace, buildings and/or land for use on favourable terms,
- the maintenance, improvement or provision of public amenities,
- the education of the public about the history of the area by the creation of an industrial heritage archive and museum,
- 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,
- the promotion of the arts and of crafts and craftsmanship and the advancement of education,
- such other means as may from time to time be determined and which are exclusively charitable,
- the promotion of the conservation, protection and enhancement of the physical and natural environment, particularly but not exclusively in ways that further sustainable development,
- 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 are transforming the dock into a flourishing cultural quarter with new moorings, workshop studio spaces and a community venue that will provide GDP 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.

In shaping our objectives for the coming years, 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 public, community and event spaces 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:

- Development of a 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:

- The Royal Horticultural Society
- Kew Gardens' Grow Wild
- Thames 21 and Love the Lea
- Totally Thames
- Open City's Open House
- Newham Council
- Age UK East
- Rosetta Arts
- The Line Art Trail
- London National Park City

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 help to shape a positive future for the Lower Lea Valley.

Our volunteers

One of the charity's key objectives 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, charities and local businesses. We have worked with 1634 volunteers catering for over 200,000 visitors during our 11th 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:

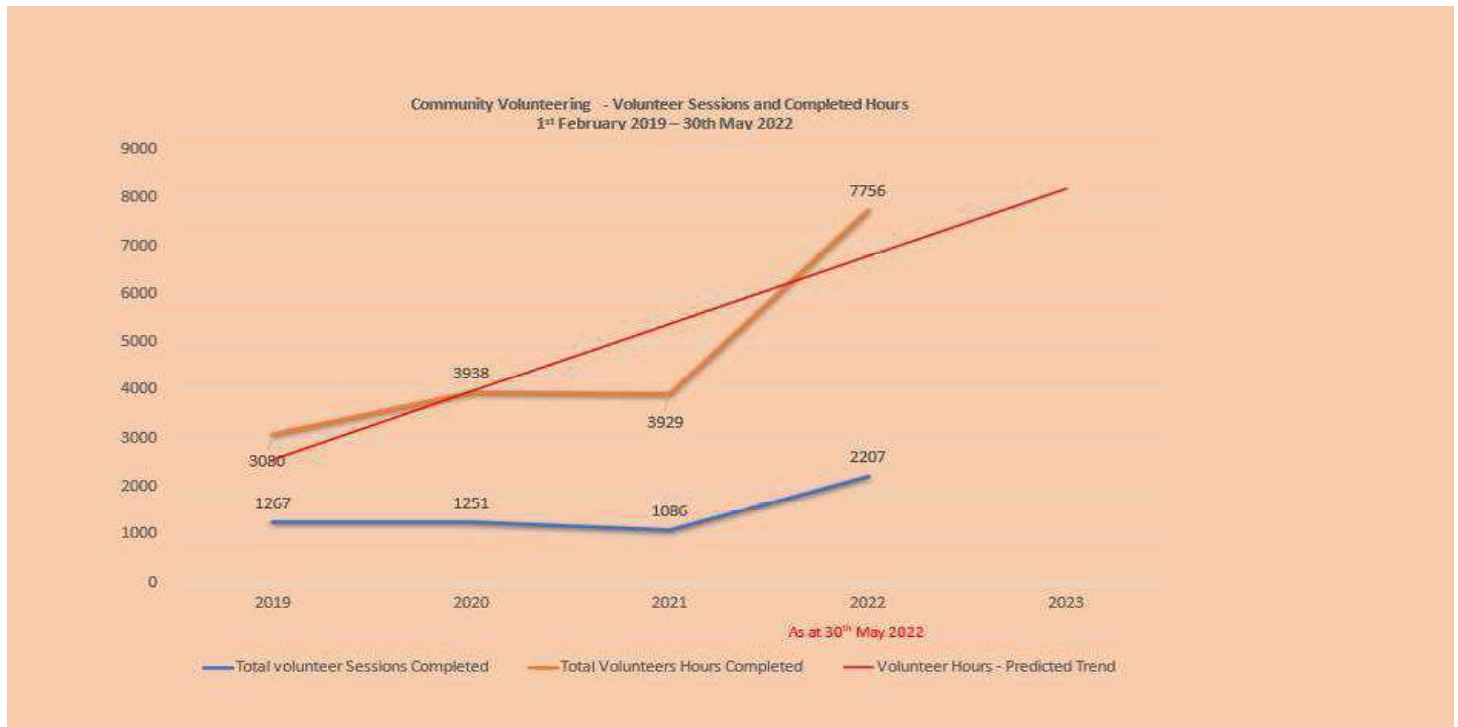
- Ambitious
- Creative
- Inclusive
- Considered

Achievements and performance

GDP has achieved a number of things during the year:

- Successfully completed the second year 'Reaching Communities' volunteer and engagement programme and reached all its targets and remained in budget.
- Constructed and moved into its new office to accommodate 8 staff and a reception area.
- Commenced works on our Visitor Centre and Washblock.
- Dredged Cody Dock and removed contaminated silt for treatment.
- Completed the first year of our rolling programme of citizen science, social prescribing and dock restoration.
- Continued to deliver our online telephone befriending training programme for Newham Council and Age UK East.
- Maintained all its key volunteering and match funding targets despite the ongoing lockdown restrictions.

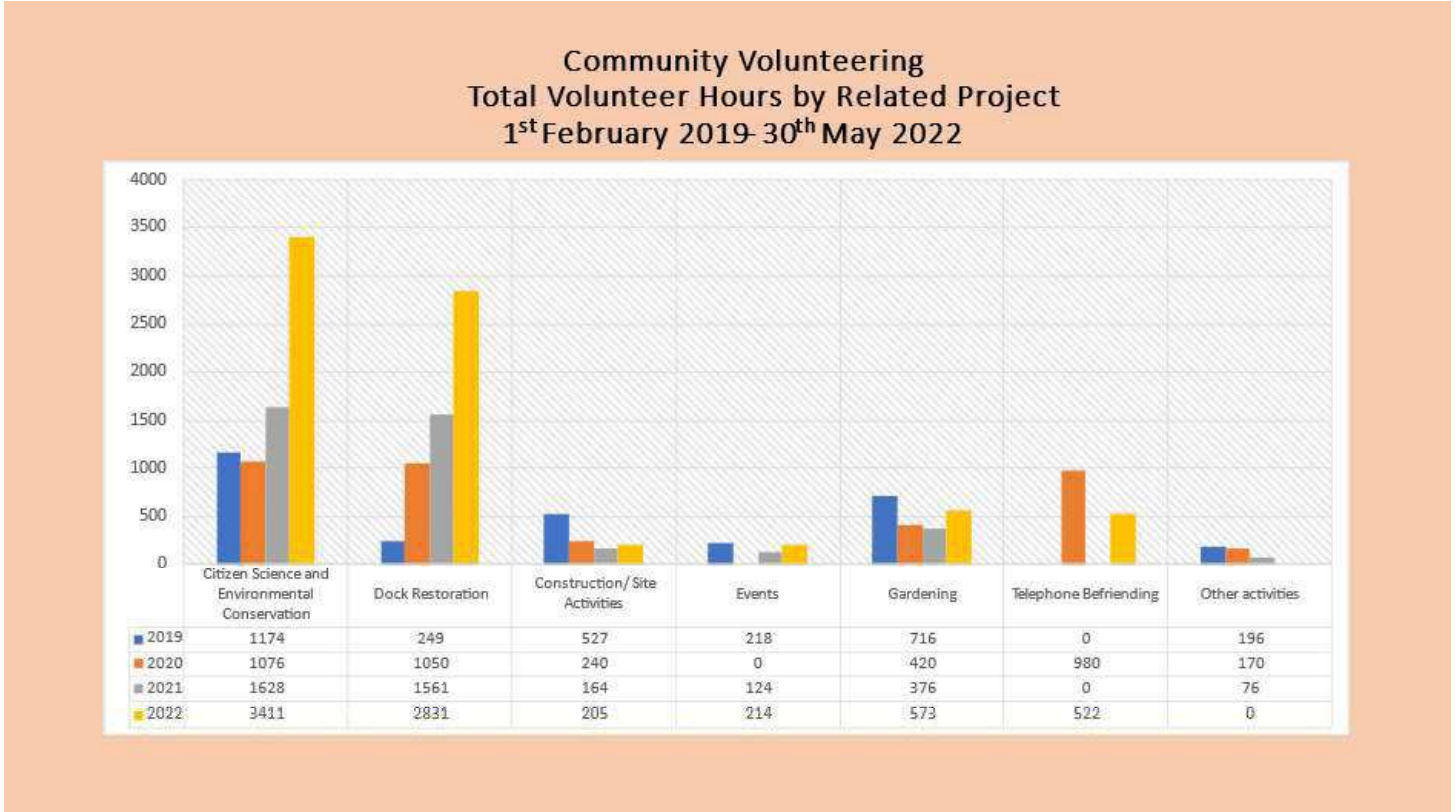
Chart 1 – Community Volunteering – Volunteer Sessions and Completed Hours - 1st February 2019 – 30th May 2022



Factors contributing to upward trends

- Increased number of Dock Restoration (Brickwork) volunteering opportunities available
- Major expansion of the Citizen Science and Environmental Conservation programme
- Introduction of Cody Makers programme
- Continuation of Telephone Befriending training
- Creating and developing partnerships with other organisations - academic institutions widening the net to promote available opportunities.

Chart 2 – Community Volunteering – Volunteer Hours by Related Project - 1st February 2019 – 30th May 2022



Contributing factors for small decrease

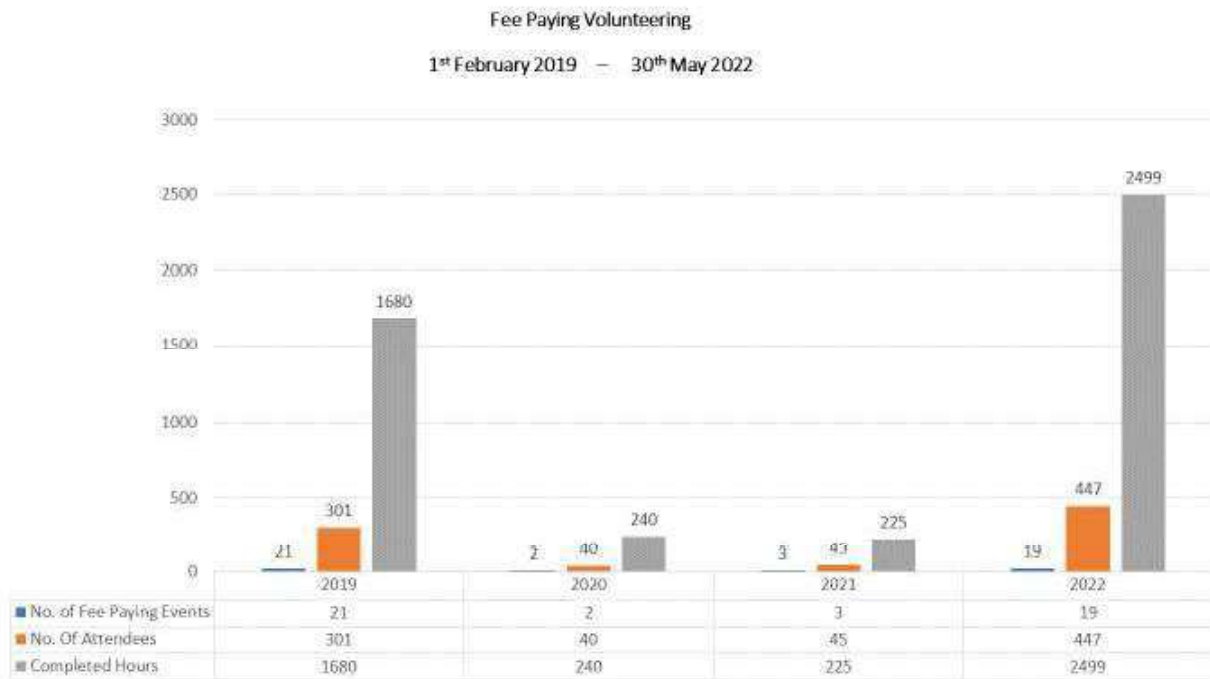
Construction and Site Activities

- Due to lockdown restrictions we were not able to run all of our usual community events and other exhibitions; the preparation and take down work for these provide a significant contribution to this project.
- To avoid duplication site maintenance/ Site work relating to the Dock was recorded under the Dock Restoration project
- Planned major build projects made the need for maintenance unnecessary – as these builds are completed these type of volunteering opportunities will increase

Events

- COVID pandemic and resulting restrictions relating to the number of people who can gather in one place limited the number of events/exhibitions taking place at Cody Dock.
- GDP has held events and exhibitions where possible and will continue to monitor the situation and if we can, deliver our usual and other events/exhibitions

Chart 3 – Fee- Paying Volunteering at Cody Dock - 1st February 2019 – 30th May 2022



There was a significant decrease in fee paying volunteering due to COVID – as lockdown restrictions ease and more organisations introduce full time back at the office or hybrid variations GDP is benefiting from a significant increase in the number of organisations choosing to come to Cody Dock and expectations for the following year is to exceed previous levels recorded in 2019/2020 financial years.

Chart 4 – Fee paying volunteer hours by Related Project

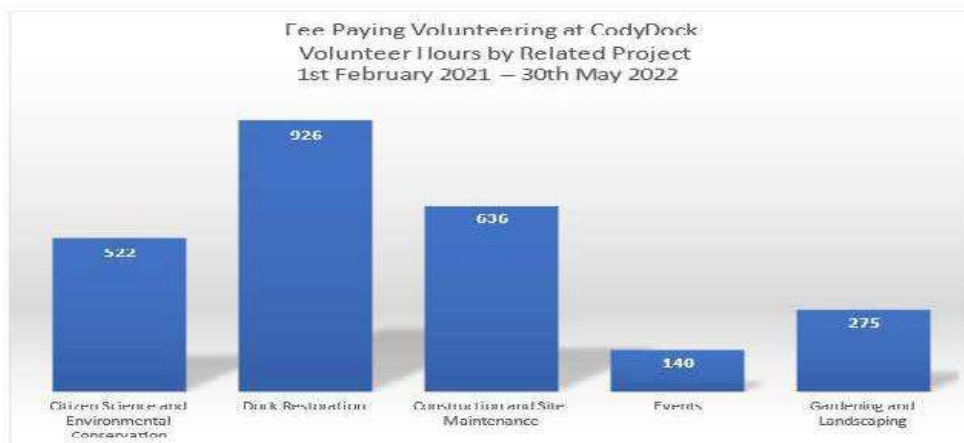
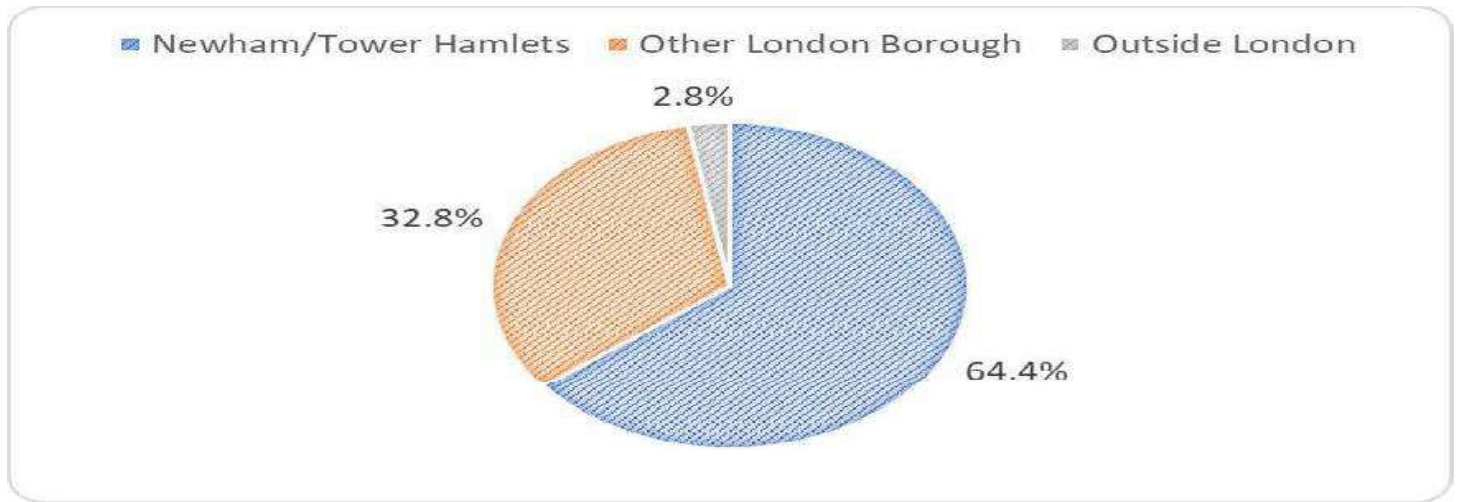


Chart 5 – Volunteers area of residence

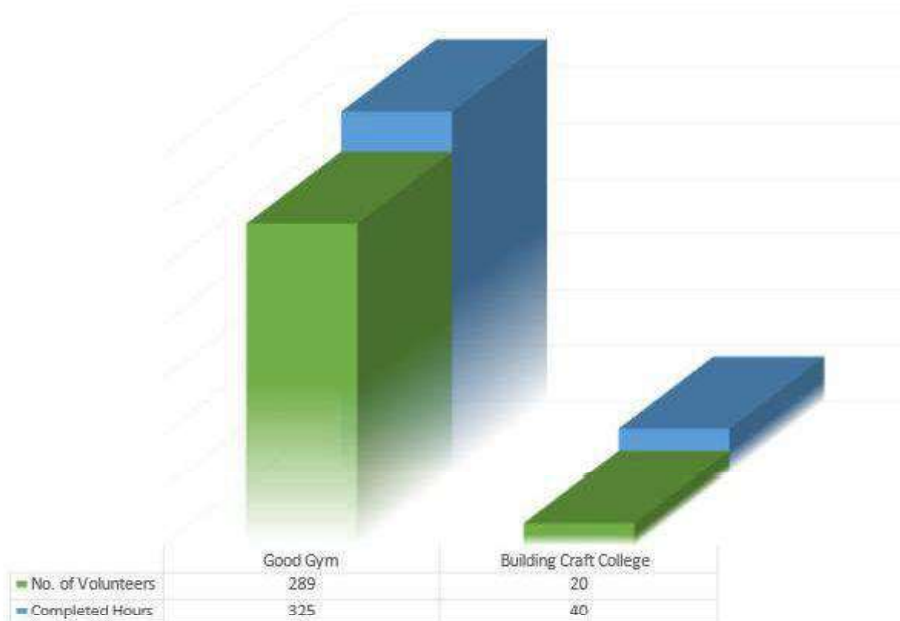
This shows the area of residence specified by individuals who have completed volunteer hours up to and including 30th May 2022

Sample - 180



The number of volunteers residing in Newham/Tower Hamlets continues to rise - up almost 20% on previous year (2021 : 45.1%) - this is not unexpected bearing in mind COVID restrictions meant people searching out opportunities closer to home; it is a similar picture for those residing in other London Boroughs (2021 – 14.9%); GDP recorded a small increase in volunteers residing outside of London.

Chart 6 – Other Organisations – Number of Volunteers and Completed Hours



- Good Gym continues to provide their time to volunteer at Cody Dock – this was slightly curtailed due to COVID restrictions but has picked up in recent months
- Building Craft College students started coming to Cody Dock to do practical activities in support of their college learning – this was curtailed by COVID restrictions and the hesitancy in resuming as restrictions lifted – we are working with the college to fully resume this opportunity at the start of the new term.

A handwritten signature in black ink, appearing to read 'Simon Myers', written in a cursive style.

Simon Myers
Chief Executive
Gasworks Dock Partnership

5 October 2022

Gasworks Dock Partnership (GDP)
Report of the trustees for the year ended 31 January 2022

Financial review

Results for the year ended 31 January 2022 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 for its funding. Our income for the year was £618,648 (2021: £906,236) and our expenditure was £323,017 (2021: £346,116), resulting in a surplus for the year of £295,631 (2021: surplus £560,210). There is a £209,564 surplus carried forward in restricted funds and a £927,757 surplus carried forward in unrestricted funds. Whilst there was a positive unrestricted reserves position and net assets of £1,137,321, there was a negative free reserve position of £100,164 (reduced to £69,102 at 30 November 2022). The board of GDP are of the view that this does not pose a significant risk to the charity or its creditors as GDP's asset value growth has been very significant over this same period and the boat within fixed assets, which is worth in the region of £150,000 to £200,000, is readily disposable with limited impact on GDP's overall operation or objective.

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

Reserve policy

The Trustees aim to maintain unrestricted free reserves equivalent to 3 months running costs. The charity currently holds total unrestricted free reserves in deficit. We therefore have not met our reserves policy. We are working as a developing organisation to ensure we build towards our free reserve levels 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:

- Delivering GDP's volunteer programme funded by the Big Lottery Reaching Communities Funding programme.
- Development of the business plan for further moorings and studios and raising the capital to finance phase two of Cody Dock's development.
- Continue to develop GDP's social enterprise income to enable future sustainability.
- Restoration of the Community Boat and its relaunch and return to the water as a community boat service for East London.

Structure, Governance and Management

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

Appointment of trustees

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.

Gasworks Dock Partnership (GDP)
Report of the trustees for the year ended 31 January 2022

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 approximately 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

The trustees have a risk management strategy and conduct 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 to ensure the sustainability of the charity and the delivery of its charitable aims and objectives.

Trustees' responsibilities statement

The charity trustees (who are also the directors of the Gasworks Dock Partnership for the purposes of company law), are responsible for preparing the Trustees' Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charitable company and the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing the accounts, 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; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that will continue in operation.

The Trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the accounts will

Gasworks Dock Partnership (GDP)
Report of the trustees for the year ended 31 January 2022

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.

Statement as to disclosure to our auditors

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.

The Trustees' annual report has been approved by the Trustees on 5th October 2022 and signed on their behalf by:

Marcus Mackenzie – Chair

Independent Auditor's Report To the members of Gasworks Dock Partnership

Opinion

We have audited the financial statements of Gasworks Dock Partnership for the year ended 31 January 2022 which comprise the Statement of Financial Activities, the Balance Sheet, statement of cash flows and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

Opinion on financial statements

In our opinion the financial statements:

-) give a true and fair view of the state of the charitable company's affairs as at 31 January 2022 and of its income and expenditure for the year then ended:
-) have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
-) have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Charity 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

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

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 auditor's report 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.

Independent Auditor's Report To the members of Gasworks Dock Partnership

Opinion on other matter 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 trustees' report (incorporating the directors' report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
-) the trustees' report (incorporating the directors' report) 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 Charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Annual Report.

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.

Responsibilities of the trustees

As explained more fully in the Trustees' Responsibilities Statement, 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 they 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 Charity'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 Charity 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 an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

Independent Auditor's Report

To the members of Gasworks Dock Partnership

-) We enquired of management, which included obtaining and reviewing supporting documentation, concerning the charity's policies and procedures relating to:
 -) identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;
 -) Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud;
 -) The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
-) We inspected the minutes of meetings of those charged with governance.
-) We obtained an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the charity from our professional and sector experience.
-) We reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.
-) We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.
-) In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments, assessed whether the judgements made in making accounting estimates are indicative of a potential bias and tested significant transactions that are unusual or those outside the normal course of business.

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]. This description forms part of our auditor's report.

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 charity's members those matters we are required to state to them in an auditor's 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 charity and the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.

Anthony Epton

5 October 2022

.....
Anthony Epton (Senior Statutory Auditor)
for and on behalf of
Goldwins Limited
Statutory Auditor
Chartered Accountants
75 Maygrove Road
West Hampstead
London NW6 2EG

Gasworks Dock Partnership
Statement of Financial Activities (Incorporating and Income and Expenditure Account)
For the Year Ended 31 January 2022

	Note	Unrestricted Funds £	Restricted Funds £	2022 £	2021 Total £
<u>Income from:</u>					
Donations & Grants	3	15,708	509,937	525,645	859,870
Charitable Activities	4	93,003	-	93,003	46,366
Total income		108,711	509,937	618,648	906,236
<u>Expenditure on:</u>					
Fundraising		5,200	-	5,200	3,361
Charitable activities		92,256	225,561	317,817	342,755
Total expenditure	5	97,456	225,561	323,017	346,116
Net income / (expenditure) for the year		11,255	284,376	295,631	560,120
Gross transfers		677,763	(677,763)	-	-
Net movement in funds		689,018	(393,387)	295,631	560,120
<u>Reconciliation of funds:</u>					
Total funds brought forward	15	238,739	602,951	841,690	281,570
Total funds carried forward		927,757	209,564	1,137,321	841,690

All of the above results are derived from continuing activities.
There were no other recognised gains or losses other than those stated above.
The attached notes form part of these financial statements.

Gasworks Dock Partnership
Balance Sheet
As at 31 January 2022

	Note	2022 £	2021 £
Tangible fixed assets	9	1,027,921	381,727
Current assets:			
Stocks		-	874
Debtors	10	62,762	14,850
Cash at bank and in hand		130,631	541,829
		193,393	557,553
Creditors: amounts falling due within one year	11	(66,789)	(61,259)
NET CURRENT ASSETS		126,604	496,294
TOTAL ASSETS LESS CURRENT LIABILITIES		1,154,525	878,021
Creditors: Amounts Falling Due After More Than One Year	12	(17,204)	(36,331)
Net assets	13	1,137,321	841,690
Funds			
Restricted funds		209,564	602,951
Unrestricted funds		927,757	238,739
Total funds	15	1,137,321	841,690

The financial statements have been prepared in accordance with the special provisions for small companies of the Companies Act 2006.

Approved by the Trustees Board on 5th October 2022 and signed on its behalf by:



.....
Marcus Mackenzie – Chair
Chairman and Treasurer, Trustees Board

Company Registration Number 07135282

The attached notes form part of the financial statements.

Gasworks Dock Partnership
Statement of cash flows
For the Year Ended 31 January 2022

	Note	2022 £	2022 £	2021 £	2021 £
Cash flows from operating activities:					
Net cash provided by / (used in) operating activities	15		290,692		537,304
Cash flows from investing activities:					
Net Cash Flows from Investing Activities		(682,763)		(155,220)	
Cash provided by / (used in) investing activities					
			(682,763)		(155,220)
Cash flows from financing activities:					
Repayments of borrowing		(19,127)		(18,229)	
Cash provided by / (used in) financing activities					
			(19,127)		(18,229)
Change in cash and cash equivalents in the year					
			(411,198)		363,855
Cash and cash equivalents at the beginning of the year					
			541,829		177,974
Cash and cash equivalents at the end of the year					
			130,631		541,829

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2022

1. Accounting policies

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) - (Charities SORP FRS 102 second edition) and the Companies Act 2006.

The charitable company meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

Going concern

At the time of approving the financial statements the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future.

From the year ending January 2022 and despite the Covid backdrop, Gasworks Dock Partnership (GDP) has increased sustainable income from additional community studio lets and is further underpinned by increased volunteer activity. In addition, community response funding, additional awards of capital funding, and the flexibility offered by GDP's existing funders, has allowed GDP to continue to develop and to provide support and facilities to the community during this challenging time.

The cash flow forecast for the next 12 months, from the date of approval of the financial statements, indicates that GDP will have sufficient cash assets in place to meet its debts as and when they are due. The directors are satisfied that GDP is able to meet its working capital liabilities through the management of the normal cyclical nature of receipts and payments.

The directors continue to adopt the going concern basis of accounting in preparing the financial statements.

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.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred. Income received in advance for the provision of specified service is deferred until the criteria for income recognition are met.

Donations of gifts, services and facilities

Donated professional services and donated facilities are recognised as income when the charity has control over the item or received the service, any conditions associated with the donation have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), volunteer time is not recognised so refer to the trustees' annual report for more information about their contribution.

On receipt, donated gifts, professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2022

1. Accounting policies (continued)

Fund accounting

Unrestricted funds are available to spend on activities that further any of the purposes of charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are donations which the donor has specified are to be solely used for particular areas of the charity's work or for specific projects being undertaken by the charity.

Expenditure and irrecoverable VAT

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. Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred. Expenditure is classified under the following activity headings:

Costs of raising funds comprise of trading costs and 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 delivering services and other activities undertaken to further the purposes of the charity and their associated support costs.

Allocation of support costs

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. Support costs include back office costs, finance, personnel, payroll and governance costs which support the charity and its and activities. These costs have been allocated between cost of raising funds and expenditure on charitable activities.

Tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £1,000. Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

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

Debtors

Trade and other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid net of any trade discounts due. Trade debtors are adjusted for bad debt provisions.

Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Creditors and provisions

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.

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2022

1. Accounting policies (continued)

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 with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

Pensions

The pension scheme in operation is compliant for auto enrolment purposes and all staff eligible have been registered.

2. Detailed comparatives for the statement of financial activities

	Unrestricted £	Restricted £	2021 Total £
<u>Income from:</u>			
Donations & Grants	21,261	838,609	859,870
Charitable Activities	45,946	420	46,366
Total income	67,207	839,029	906,236
<u>Expenditure on:</u>			
Fundraising	3,361	-	3,361
Charitable activities	76,468	266,287	342,755
Total expenditure	79,829	266,287	346,116
Net income / (expenditure) for the year	(12,622)	572,742	560,120
Transfers between funds	153,562	(153,562)	-
Net movement in funds	140,940	419,180	560,120
<u>Reconciliation of funds:</u>			
Total funds brought forward	97,899	183,671	281,570
Total funds carried forward	238,839	602,851	841,690

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2022

3. Income from donations

	Unrestricted	Restricted	2022	2021
	£	£	Total	Total
			£	£
Donations	7,094	1,125	8,219	3,923
Grants	8,614	508,812	517,426	855,947
	<u>15,708</u>	<u>509,937</u>	<u>525,645</u>	<u>859,870</u>

4. Income from charitable activities

	Unrestricted	Restricted	2022	2021
	£	£	Total	Total
			£	£
Dock Income	56,126	-	56,126	31,511
Events Income	15,934	-	15,934	4,526
Other Income	20,943	-	20,943	10,329
Total	<u>93,003</u>	<u>-</u>	<u>93,003</u>	<u>46,366</u>

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2022

5. Analysis of expenditure

	Basis of allocation	Cost of raising funds £	Charitable activities £	Support costs £	Governance Costs	2022 £	2021 £
Staff costs	Direct	-	235,188	32,231		267,419	164,939
Direct costs	Direct	5,200	45,698	-	4,700	55,598	122,462
Support costs	Staff time	-	-	-		-	58,715
		5,200	280,886	32,231	4,700	323,017	346,116
Support costs allocation		-	36,931	(32,231)	(4,700)	-	-
Total expenditure 2022		5,200	317,817	-	-	323,017	346,116
Total expenditure 2021		3,361	342,755	-		346,116	

Of the total expenditure, £97,456 was unrestricted (2021: £79,829) and £225,561 was restricted (2021: £266,287).

Analysis of expenditure 2021

	Basis of allocation	Cost of raising funds £	Charitable activities £	Support costs £	Governance Costs	2021 £	2020 £
Staff costs	Direct	-	146,226	18,713		164,939	126,494
Direct costs	Direct	3,361	116,701	-	2,400	122,462	173,666
Support costs	Staff time	-	-	58,715		58,715	8,530
		3,361	262,927	77,428	2,400	346,116	308,690
Support costs allocation		-	79,828	(77,428)	(2,400)	-	-
Total expenditure 2021		3,361	342,755	-	-	346,116	308,690
Total expenditure 2020		34,210	274,480	-	-	308,690	

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2022

6. Net income/(expenditure) for the year

This is stated after charging:

	2022	2021
	£	£
Depreciation	36,569	12,700
Independent examination fee	-	2,400
Auditors' remuneration (excluding VAT):		
Audit	3,750	-

7. Taxation

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

8. Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

	2022	2021
	£	£
Salaries and wages	249,004	148,211
Social security costs	14,012	13,079
Pension costs	4,403	3,649
	<u>267,419</u>	<u>164,939</u>

No employee received remuneration in excess of £60,000 in the year (2021: none).

The total employee benefits including pension contributions of the key management personnel were £56,055 (2021: £42,659)

The charity trustees were not paid or received any other benefits from employment with the Charity in the year (2021: £nil) neither were they reimbursed expenses during the year (2021: £nil). No charity trustee received payment for professional or other services supplied to the charity (2021: £nil).

The average number of employees (head count based on number of staff employed) during the year was as follows:

	2022	2021
	No.	No.
Average Number of Staff Employed	<u>12</u>	<u>9</u>
	<u>12</u>	<u>9</u>

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2022

9. Tangible fixed assets

	Boats	Dock Equipment/ Studios/ Restoration	Tools & Equipment	Total
	£	£	£	£
Cost:				
At 1 February 2021	199,380	211,793	25,882	437,055
Additions	-	682,763	-	682,763
At 31 January 2022	<u>199,380</u>	<u>894,556</u>	<u>25,882</u>	<u>1,119,818</u>
Depreciation:				
At 1 February 2021	15,970	13,902	25,456	55,328
Charges in year	3,988	32,388	193	36,569
At 31 January 2022	<u>19,958</u>	<u>46,290</u>	<u>25,649</u>	<u>91,897</u>
Net Book Value:				
At 31 January 2022	<u>179,422</u>	<u>848,266</u>	<u>233</u>	<u>1,027,921</u>
At 31 January 2021	<u>183,410</u>	<u>197,891</u>	<u>426</u>	<u>381,727</u>

a) All tangible fixed assets are used to fulfil the charity's objects.

Assets constructed and incompleated at the year end are not depreciated until they come into use.

Incomplete assets: 2022 £570,575 (2021, £153,462)

b) Restricted assets: 2022 £836,225 (2021: £153,462)

10. Debtors

	2022	2021
	£	£
Trade Debtors net of bad debt provision	22,214	14,144
Prepayments & Accrued Income	40,548	706
	<u>62,762</u>	<u>14,850</u>

11. Creditors: amounts falling due within one year

	2022	2021
	£	£
Other Creditors	17,733	14,121
Taxation and Social Security	11,349	11,164
Accruals and Deferred Income	18,748	17,015
Other Creditors	21	21
Loans	18,938	18,938
	<u>66,789</u>	<u>61,259</u>

12 Creditors: amounts falling due after one year

	2022	2021
	£	£
Loans	17,204	36,331
	<u>17,204</u>	<u>36,331</u>

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2022

13. Analysis of net assets between funds - 2022

	Restricted funds £	General funds £	Total funds £
Tangible fixed assets	-	1,027,921	1,027,921
Net Current Assets/(Liabilities)	209,564	(82,960)	126,604
Long Term Assets/(Liabilities)	-	(17,204)	(17,204)
	<u>209,564</u>	<u>927,757</u>	<u>1,137,321</u>

Analysis of net assets between funds - 2021

	Restricted funds £	General fund £	Total funds £
Tangible fixed assets	-	381,727	381,727
Net Current Assets (Liabilities)	602,951	(106,657)	496,294
Long Term Liabilities	-	(36,331)	(36,331)
	<u>602,951</u>	<u>238,739</u>	<u>841,690</u>

14. Pension scheme

The pension scheme in operation is compliant for auto enrolment purposes and all staff eligible are registered. Pension contributions owed as at 31.01.22 £1,759 (2021: £1,326).

15. Movement in funds 2022

	At 1 February 2021 £	Incoming resources £	Outgoing resources £	Asset transfers £	At 31 January 2022 £
Restricted Funds:					
Big Lottery Fund	24,390	129,425	(133,027)	-	20,788
Veolia Environmental Trust	143,244	-	-	(30,791)	112,453
London Marathon Charitable Trust	28,973	70,000	-	(59,211)	39,762
City of London	37,358	-	(37,390)	-	(32)
Heritage Lottery Fund	187,216	231,198	-	(417,789)	625
L.B. Newham	400	12,814	(7,665)	-	5,549
Thames Water	4,909	-	-	-	4,909
UnLtd	170,205	-	-	(169,972)	233
Access-Impact Management	-	6,000	(6,000)	-	-
Arnold Clark	-	500	-	-	500
Garfield Weston Foundation	-	30,000	(22,760)	-	7,240
Tudor Trust	-	30,000	(18,719)	-	11,281
Other restricted funds	6,256	-	-	-	6,256
Total restricted funds	<u>602,951</u>	<u>509,937</u>	<u>(225,561)</u>	<u>(677,763)</u>	<u>209,564</u>
Unrestricted Funds:					
General fund	238,739	108,711	(97,456)	677,763	927,757
Total unrestricted funds	<u>238,739</u>	<u>108,711</u>	<u>(97,456)</u>	<u>677,763</u>	<u>927,757</u>
Total Funds	<u>841,690</u>	<u>618,648</u>	<u>(323,017)</u>	<u>-</u>	<u>1,137,321</u>

Restricted Funds

Big Lottery Fund

Veolia Environmental Trust

London Marathon Charitable Trust

Thames Water

Heritage Lottery Fund

What Used for

To support core running costs for delivery of community volunteering and engagement program

Capital funding for the construction of the Cody Dock community visitor centre*

Capital funding for the construction of the Leaway Wash block and toilets*

Core funding for delivery of social prescribing, volunteering and youth engagement program.

Capital and Core funding towards restoration of Cody Dock, construction of Rolling Bridge, management and delivery of citizen science ecology program, capital contribution towards the community visitor centre

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2022

Movement in funds continued

Garfield Weston Foundation	Used to cover salary of an Environmental Project Assistant and purchase of materials to engage volunteers in direct activities to support our community environmental project, Cody Wilds specifically focusing on the development and preservation of the natural environment in the area
Tudor Trust	Used to cover salary of an Inclusion and Engagement Manager to facilitate, in partnership with local partners, social prescribing engagement and intervention of isolated people who may be affected by mental health difficulties inviting them to volunteer with us with aim of delivering benefits of engaging with nature and contributing something to their local community.
Thames Water	This was funding included capital funding towards our mains connections associated with the London Marathon wash block project and some core funding to support GDP running costs and professional fees
Other restricted funds	Core Funding
Uni Ltd	Capital funding for construction of 6 new studio buildings and associated landscaping and power connections.*

Capital expenditure funded from restricted income is transferred to unrestricted funds as the restriction is considered to have been fulfilled.

Movement in funds 2021

	At 1 February 2020	Incoming resources	Outgoing resources	Transfers	At 31 January 21
	£	£	£	£	£
<u>Restricted Funds:</u>					
Big Lottery Fund	3,362	187,896	(176,867)	-	14,391
Veolia Environmental Trust	171,050	-	(27,806)	-	143,244
London Marathon Charitable Trust	3,003	35,000	(9,030)	-	28,973
City of London	-	50,000	(12,642)	-	37,358
Heritage Lottery Fund	-	250,000	-	(62,784)	187,216
L.B. Newham	-	400	-	-	400
London Community Response	-	19,850	(19,850)	-	-
National Lottery	-	10,000	-	-	10,000
Thames Water	-	20,000	(15,091)	-	4,909
The FORE	-	5,000	(5,000)	-	-
UnLtd	-	260,883	-	(90,678)	170,205
Other restricted funds	6,256	-	-	-	6,256
Total restricted funds	183,671	839,029	(266,287)	(153,462)	602,951
<u>Unrestricted Funds:</u>					
General fund	97,899	67,207	(79,829)	153,462	238,739
Total unrestricted funds	97,899	67,207	(79,829)	153,462	238,739
Total Funds	281,570	906,236	(346,116)	-	841,690

16 Reconciliation of net income / (expenditure) to net cash flow from operating activities

	2022	2021
	£	£
Net income / (expenditure) for the reporting period (as per the statement of financial activities)	295,631	560,120
Depreciation	36,569	12,700
(Increase)/ decrease in debtors/stock	(47,038)	9,708
Increase/ (decrease) in creditors	5,530	(45,224)
Net cash provided by / (used in) operating activities	290,692	537,304

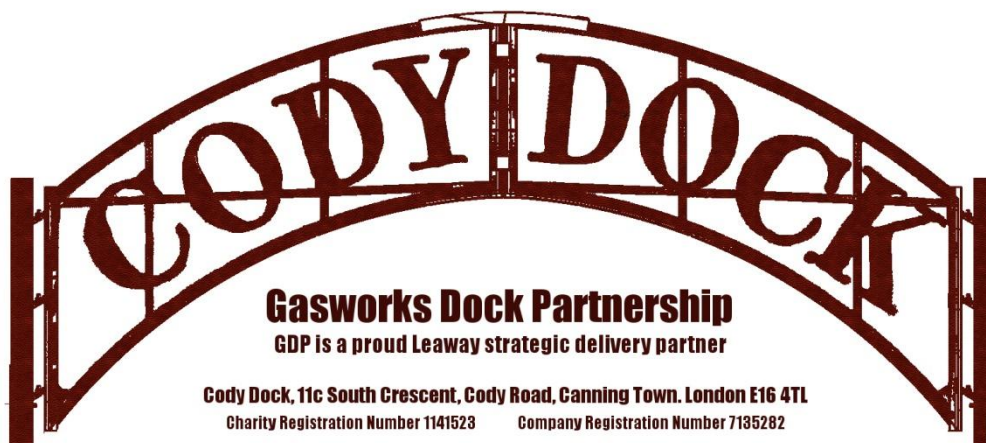
17 Related party transactions

There were no related party transactions in the financial year.

GASWORKS DOCK PARTNERSHIP

England & Wales - Charity number 1141523

Accounts



Gasworks Dock Partnership

(A company limited by guarantee)

Report and Financial Statements
Year ended 31 January 2021

Charity number 1141523
Company number: 07135282

Green Recovery Challenge Fund



Department
for Environment
Food & Rural Affairs

The
National Lottery
Heritage Fund



Environment
Agency



UnLtd



the
Tudor trust

LONDON MARATHON
CHARITABLE TRUST

W
Garfield Weston
FOUNDATION

The
Lovington
Foundation



COMMUNITY
FUND



REACH



THE
FORE



VEOLIA



CORPORATE
SOCIAL
VENTURING
BIG
ISSUE
INVEST

MAYOR OF LONDON



RSA
CROWDFUNDING
Guidance for Fellows



THAMES21



Kew
ROYAL BOTANIC GARDENS



CO
OP



Sainsbury's



TESCO
Bags of Help



GROW WILD
FLOWERS TO THE PEOPLE



Freshfields Bruckhaus Deringer



rspb
giving
nature
a home



Royal
Horticultural
Society



Tideway



Supported by
arc



Newham London

Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2021

CONTENTS OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 January 2021

Report of the Trustees	Pages 2-12
Independent Examiner's Report	Page 13
Statement of Financial Activities	Page 14
Balance Sheet	Page 15
Statement of Cash Flows	Page 16
Notes to the Financial Statements	Pages 17-26

Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2021

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

Directors and trustees

Chair: Marcus Mackenzie (Appointed Dec 2016)
(Re-appointed Nov 2019)
Company Secretary: Timothy Vaughan (Appointed April 2018)
Treasurer: David Asuni (Appointed Sept 2015)
(Re-appointed Nov 2019)
Trustees: Martin Torres (Appointed April 2018)
Bianca Mawani (Appointed June 2016)

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 FCA, 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

Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2021

The trustees are pleased to present their annual report together with the financial statements of the charity for the year ended 31 January 2021 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 – second edition) - (Charities SORP FRS 102).

Chief Executive's Report

The past year has undoubtedly been our most challenging but also our most rewarding year to date. As with many charities the COVID-19 pandemic and associated lockdowns abruptly curtailed what was shaping up to be our busiest year, with all schools cancelling their field trips and all businesses cancelling their CSR volunteering sessions. Our staff had to rapidly switch to remote working and also pause all our infrastructure and building projects, close our gallery, community boat and cafe to comply with safe distancing and lockdown restrictions. With almost all of our income generating activities also being put on hold and almost all of our beneficiaries subjected to lockdown we had to completely rethink our whole way of working. After successfully enabling all our staff to work from home within as little as 48 hours we reached out to our local community, our regular volunteers and other local charities and local authorities to see how they were getting on and assess how we could best support the local pandemic effort, with the view to pivot our service and redirect our volunteers and resources to where they were needed most. As part of this exercise, we developed an online and telephone befriending program and within 4 weeks of the first lock down GDP was commissioned to train Newham Council and London Age UK East staff members and volunteers who were being redeployed to deliver a new telephone befriending service to support over 10,000 local vulnerable residents in Newham and Tower Hamlets. By June we were able to adapt all our work spaces and outdoor environmental and gardening opportunities to enable people to return to Cody Dock and safely volunteer again. Our gardens remained open throughout the pandemic and we actually experienced a 200% increase in visitor numbers with over 200,000 people visiting Cody Dock and using the Lea River Park for their daily exercise. With construction projects being one of the few industries permitted to work throughout the second lockdown period we decided to proceed with our plans to construct 6 new studio workshops and this enabled us to employ an additional 10 staff and 4 apprentices. By the end of 2020 we had managed to offset all of our lost income from alternative grant funding, increased our footfall and worked with over 1200 volunteers.

Cody Dock Fundraising & Sustainability

Our core and capital funders the Big Issue Invest, Fore Foundation, National Lottery Community Fund, Veolia Environmental Trust and the London Marathon Trust were particularly supportive during the early months of the pandemic and much of our success would not have been possible without their continued support and willingness to enable us to adapt and in some cases redirect our services to meet the emerging need brought about by the pandemic. We successfully applied to the London Community Response Fund's Wave 1 fund in April for assistance in adapting our workspaces, redeploying and retaining all our staff and launching our telephone befriending training service. On the back of this we were successful in applying for a second Wave3 funding award for continuation funding from the City Bridge Trust in July.

In the autumn of 2020, we applied to the first ever round of the national Green Recovery Challenge Fund for one million pounds towards Cody Dock's restoration master plan and to aid the launch of our citizen science volunteer program. This highly competitive fund is administered by the Heritage Lottery Fund with £40m being provided by Defra, the Environment Agency, Natural England. In December 2020 we were notified that our application had been successful and our Green Recovery Challenge funded project commenced in March 2021 and is currently still underway with the outcomes to be shared in our next annual report. In October 2020 we also applied to Unltd's Recovery Fund and were awarded a further £260k to enable us to upgrade and develop six new studio workshop spaces providing our charity with a sustainable income stream, valuable training and apprenticeship placements. This project commenced in December 2020 and was successfully completed in April 2021

Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2021

Our purposes and activities

The charity Objects remain as before

- the advancement of education, training or retraining, particularly among unemployed people, and providing unemployed people with work experience,
- the creation of training and employment opportunities by the provision of workspace, buildings and/or land for use on favourable terms,
- the maintenance, improvement or provision of public amenities,
- the education of the public about the history of the area by the creation of an industrial heritage archive and museum,
- 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,
- the promotion of the arts and of crafts and craftsmanship and the advancement of education,
- such other means as may from time to time be determined and which are exclusively charitable,
- the promotion of the conservation, protection and enhancement of the physical and natural environment, particularly but not exclusively in ways that further sustainable development,
- 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 want to transform the dock into a flourishing cultural quarter with new moorings, workshop studio spaces and a community venue that will provide GDP 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.

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 public, community and event spaces 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:

- Development of a 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.

Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2021

- 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:

- The Royal Horticultural Society
- Kew Gardens' Grow Wild
- Thames 21 and Love the Lea
- Totally Thames
- Open City's Open House
- Newham Council
- Age UK East
- Rosetta Arts
- The Line Art Trail

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 help to shape a positive future for the Lower Lea Valley.

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, charities and local businesses. We have worked with 1251 volunteers catering for over 200,000 visitors within our sixth 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:

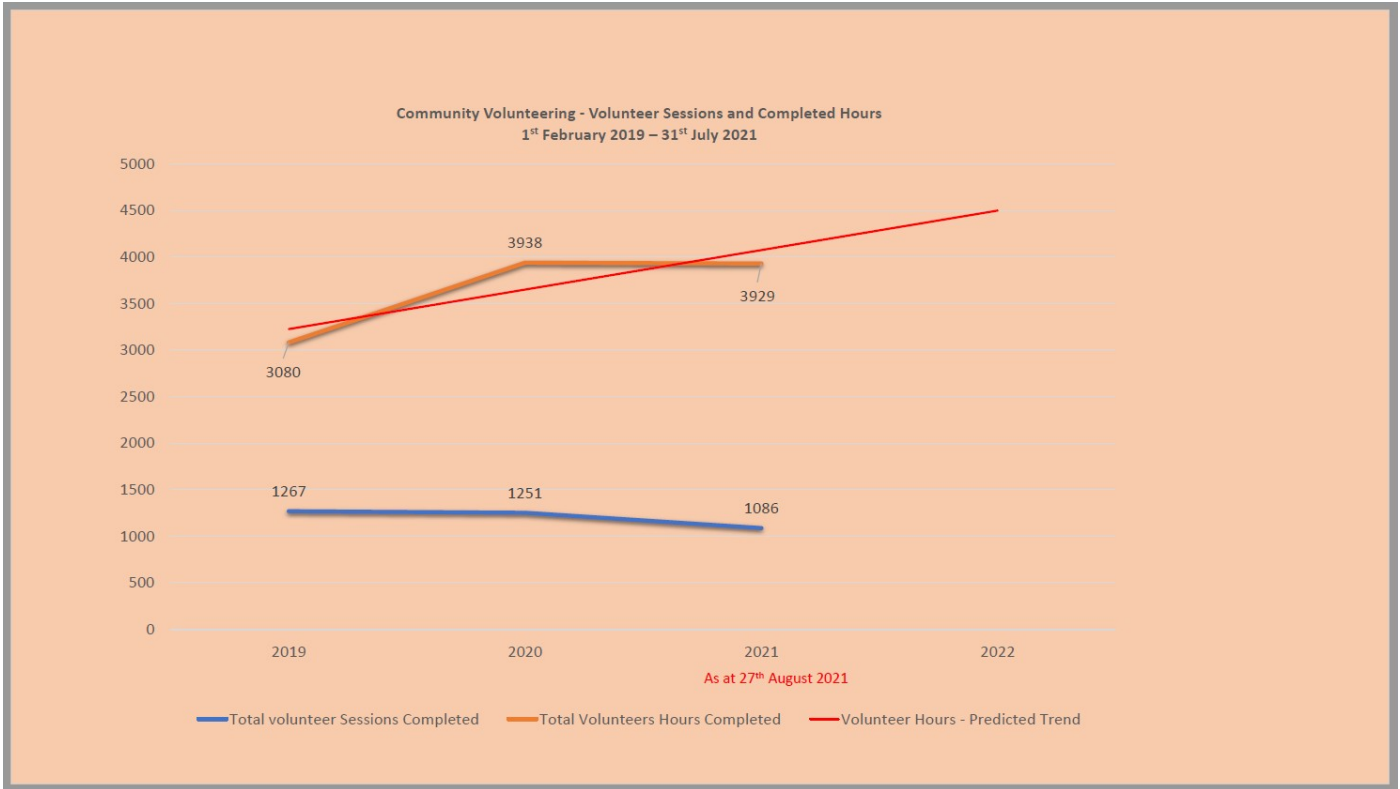
- Ambitious
- Creative
- Inclusive
- Considered

Achievements and performance

- GDP successfully completed the first year 'Reaching Communities' volunteer and engagement program and reached all its targets and remained in budget.
- Constructed and moved into its new office to accommodate 8 staff and a reception area.
- Completed the reserved matters planning consents for the new Visitor Centre and Washblock.
- Installed new riverside pontoon access to enable water sports and access to GDP's community boat.
- Successfully recruited all core staff necessary to start delivering its citizen science, social prescribing and dock restoration Green Recovery Challenge funded projects in 2021.
- Launched a new online telephone befriending training program for Newham Council which has been commissioned for a further year in partnership with Age UK East.
- Maintained all its key volunteering and match funding targets despite lockdown restrictions.

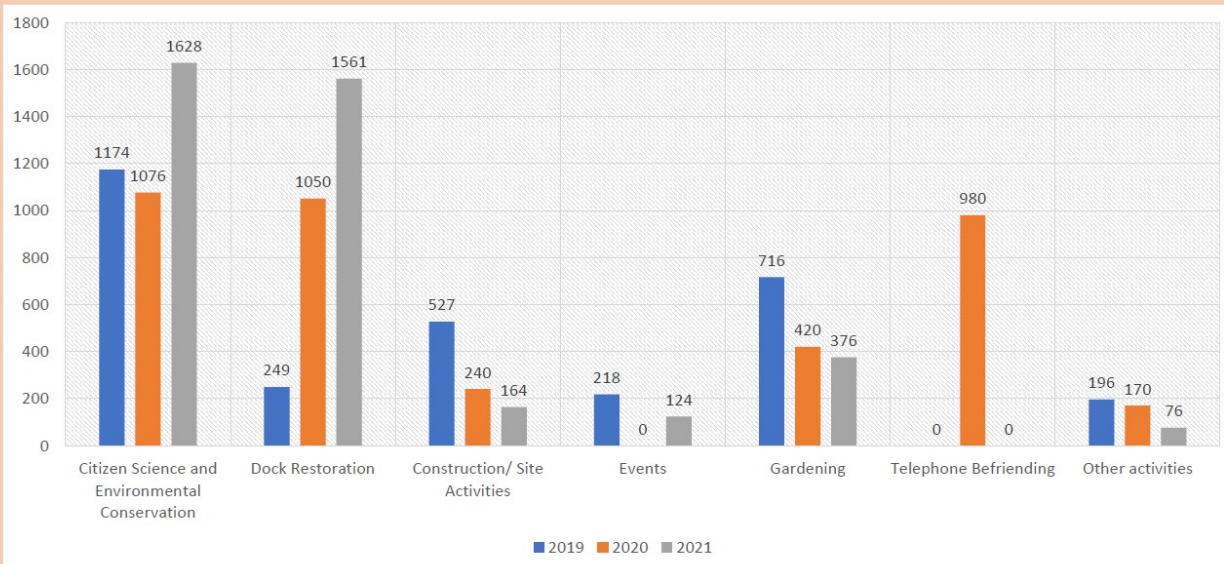
Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2021



Community Volunteering - Total Volunteer Hours by Related Project

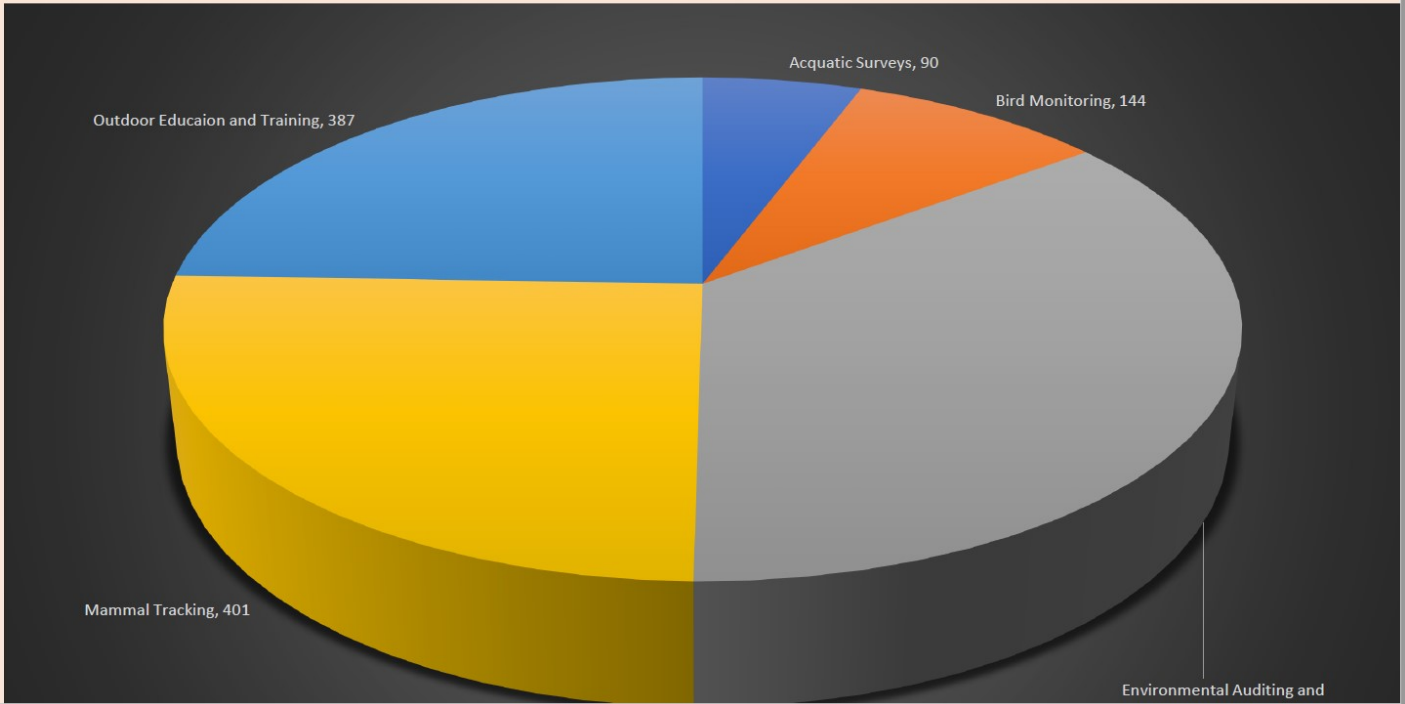
1st February 2019 – 27th August 2021



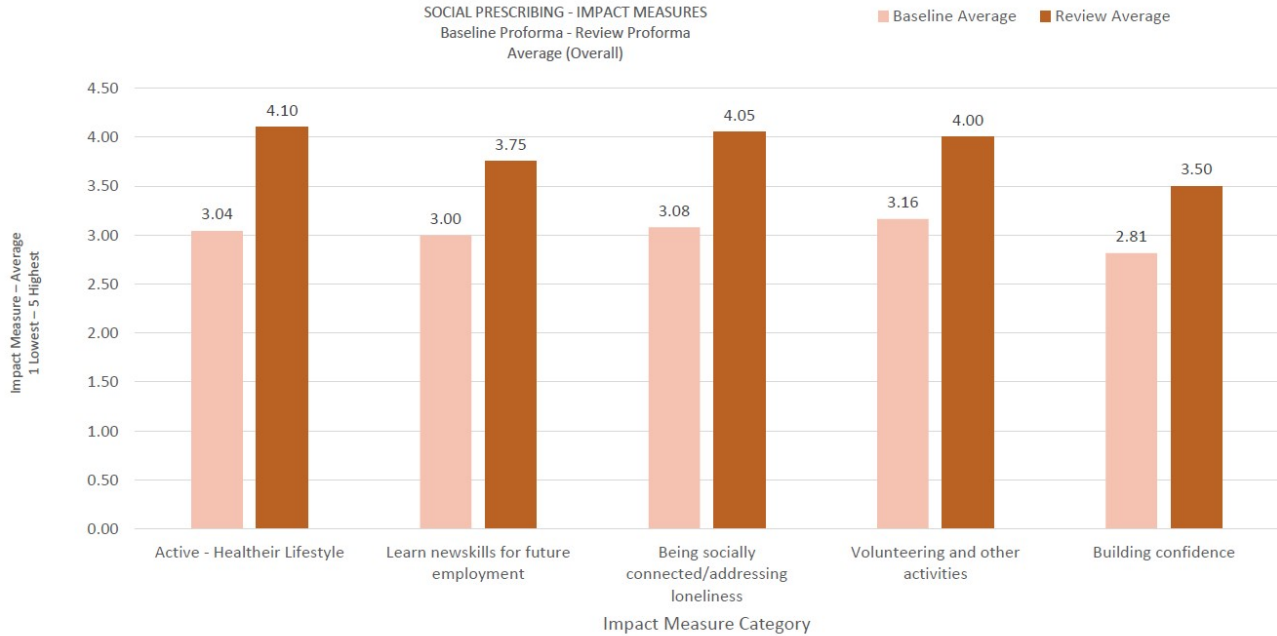
Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2021

Citizen Science and Environmental Conservation Programme
1st December 2020 – 27th August 2021
Volunteer hours by Workstream Category



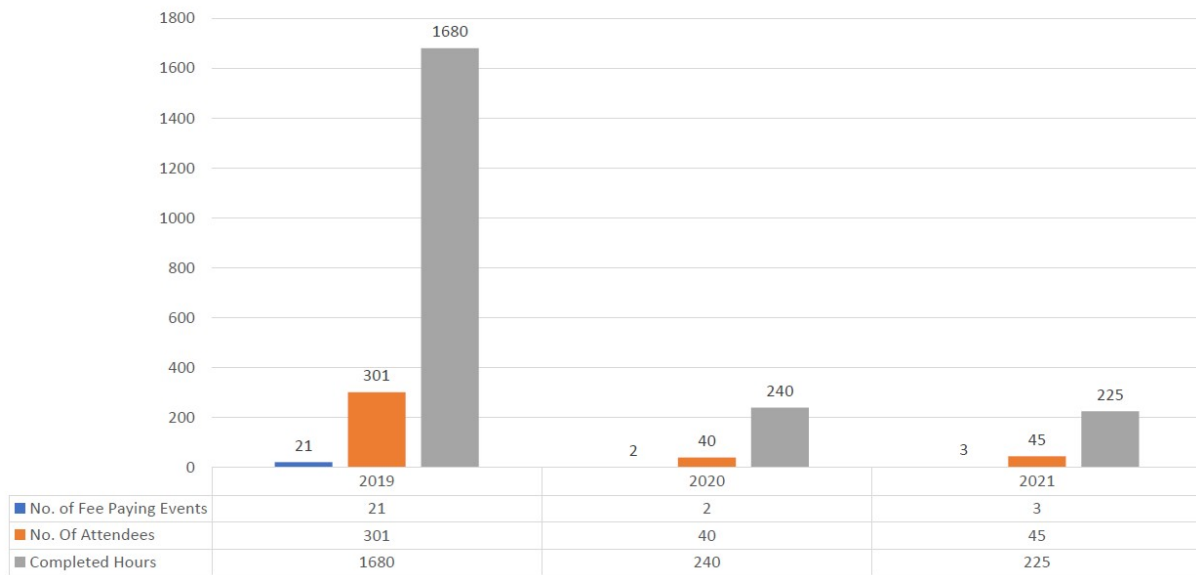
SOCIAL PRESCRIBING - IMPACT MEASURES
Baseline Proforma - Review Proforma
Average (Overall)



Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2021

Fee Paying Events at Cody Dock
1st February 2019 – 27th August 2021



Demographics for Volunteers

Chart D- 1A – Area of Residence

This shows the area of residence specified by individuals who have completed volunteer hours between 1st Feb 2020 – 31st January 2021

Base Figure – 134

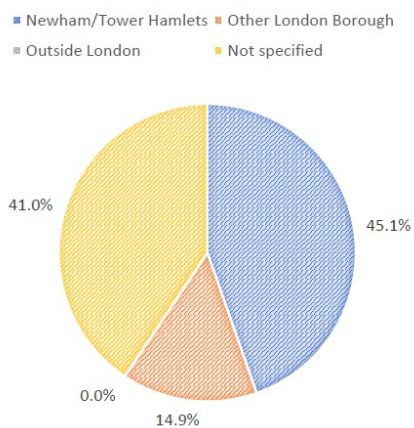
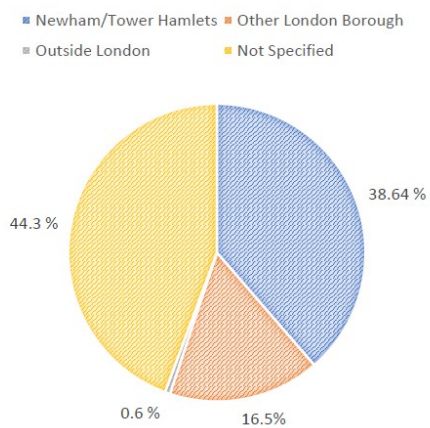


Chart D-1B - Area of Residence

This shows the area of residence specified by individuals who have completed volunteer hours since 1st December 2020

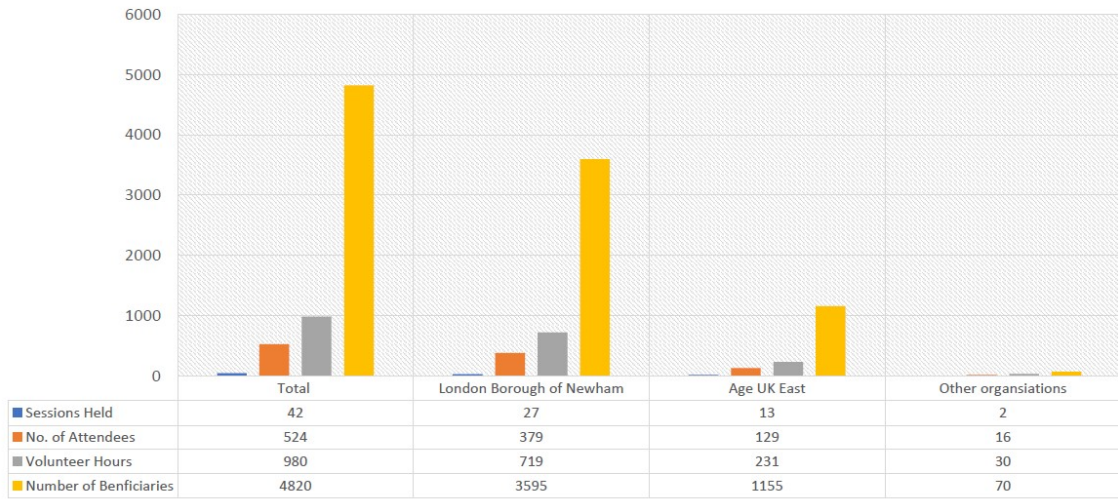
Base Figure – 178 as at 28th July 2021



Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2021

Telephone Befriending Training - London Borough of Newham and Age UK East
1st February 2020 – 31st January 2021

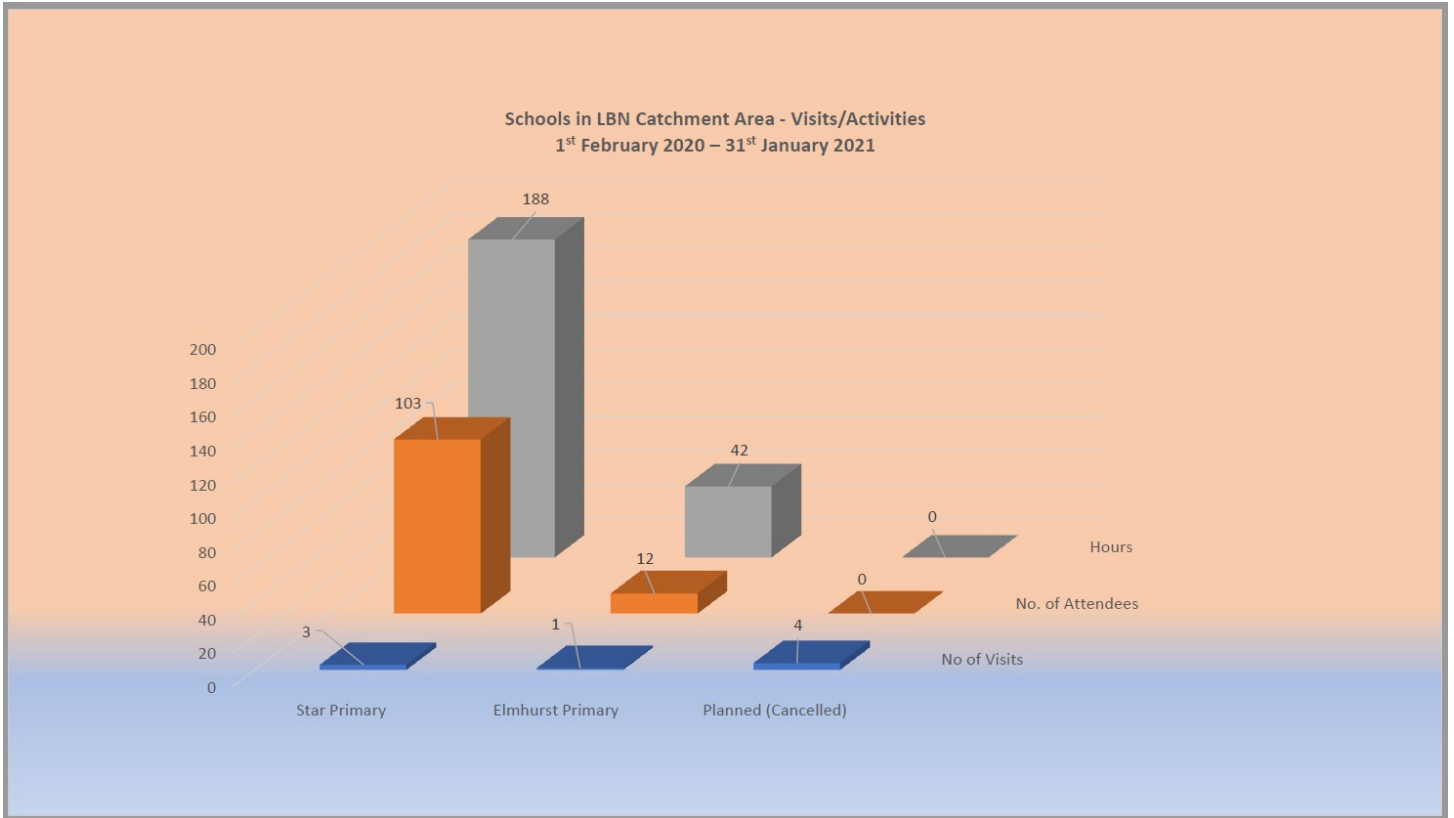


OTHER ORGANISATIONS VOLUNTEERING AT CODY DOCK
1ST FEBRUARY 2020 – 31ST JANUARY 2021



Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2021



Simon Myers
Chief Executive
Gasworks Dock Partnership

Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2021

Financial review

Results for the year ended 31st January 2021 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 £906,236 (2020:£464,845) and our expenditure was £346,116 (2020: £308,690), meaning a surplus for the year of £560,120 (2020: surplus: £156,155). The result for the year means that there is £602,951 surplus carried forward in restricted funds and £238,739 Surplus in unrestricted funds. Within the unrestricted funds surplus £381,727 relates to fixed assets

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. The charity currently holds total unrestricted reserves in deficit. We therefore have not met our reserves policy. We are working as a developing organisation to ensure we build towards our reserve levels 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:

- Delivering GDP's volunteer program funded by the Big Lottery Reaching Communities Funding program.
- Development of the business plan for further moorings and studios and raising the capital to finance phase two of Cody Dock's development.
- Continue to develop GDP's social enterprise income to enable future sustainability.
- Restoration of the Community Boat and its relaunch and return to the water as a community boat service for East London.

Structure, Governance and Management

Gasworks Dock Partnership is a company limited by guarantee governed by its Memorandum and Articles of Association dated the 22nd 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.

Gasworks Dock Partnership (GDP)

Report of the trustees for the year ended 31 January 2021

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

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 the group and of the incoming resources and application of resources, including the income and expenditure, of the charitable group 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 **22nd October 2021** and signed on their behalf by:



Marcus Mackenzie – Chair

Company registration number 07135282

Gasworks Dock Partnership (GDP)

Independent Examiner's Report for the year ended 31 January 2021

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 2021

Respective responsibilities of trustees and examiner

As the charity's trustees of the Company (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).

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

.....

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

Date: 26/10/21

Gasworks Dock Partnership (GDP)

Statement of Financial Activities for the year ended 31 January 2021

Gasworks Dock Partnership					
Statement of Financial Activities (Incorporating and Income and Expenditure Account)					
For the Year Ended 31 January 2021					
	Note	Unrestricted £	Restricted £	2021 £	2020 Total £
<u>Income from:</u>					
Donations & Grants	3	21,261	838,609	859,870	404,594
Charitable Activities	4	45,946	420	46,366	60,251
Total income		67,207	839,029	906,236	464,845
<u>Expenditure on:</u>					
Fundraising		3,361	-	3,361	34,210
Charitable activities		76,468	266,287	342,755	274,480
Total expenditure	5	79,829	266,287	346,116	308,690
Net income / (expenditure) for the year		(12,622)	572,742	560,120	156,155
Gross transfers		153,462	(153,462)	-	-
Net movement in funds		140,840	419,280	560,120	156,155
<u>Reconciliation of funds:</u>					
Total funds brought forward	14	97,899	183,671	281,570	125,415
Total funds carried forward		238,739	602,951	841,690	281,570

All of the above results are derived from continuing activities.
 There were no other recognised gains or losses other than those stated above.
 The attached notes form part of these financial statements.

Gasworks Dock Partnership (GDP)

Balance Sheet 31 January 2021

**Gasworks Dock Partnership
Balance Sheet
As at 31 January 2021**

	Note	2021 £	2020 £
Tangible fixed assets	9	381,727	239,207
Current assets:			
Stocks		874	874
Debtors	10	14,850	24,559
Cash at bank and in hand		<u>541,829</u>	<u>177,974</u>
		557,553	203,407
Creditors: amounts falling due within one year	11	<u>(61,259)</u>	<u>(106,484)</u>
NET CURRENT ASSETS		496,294	96,923
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>878,021</u>	<u>336,130</u>
Creditors: Amounts Falling Due After More Than One Year	11	(36,331)	(54,560)
Net assets	12	<u>841,690</u>	<u>281,570</u>
Funds			
Restricted funds		602,951	183,671
Unrestricted funds		238,739	97,899
Total funds	14	<u>841,690</u>	<u>281,570</u>

For the year ending 31 January 2021, the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

No members have required the company to obtain an audit of its accounts for the year in question in accordance with section 476.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime

Approved by the trustees on 22nd of October 2021 and signed on their behalf by



**Marcus Mackenzie – Chair
Chairman and Treasurer, Trustees Board**

Company Registration Number 07135282

The attached notes form part of the financial statements.

Gasworks Dock Partnership (GDP)

Statement of Cash Flows for the year ended 31 January 2021

Gasworks Dock Partnership
Statement of cash flows
For the Year Ended 31 January 2021

	Note	2021 £	2021 £	2020 £	2020 £
Cash flows from operating activities:					
Net cash provided by / (used in) operating activities	15		537,304		179,382
Cash flows from investing activities:					
Sale/ (purchase) of fixed assets		(155,220)		(1,428)	
Cash provided by / (used in) investing activities		(155,220)		(1,428)	
Cash flows from financing activities:					
Repayments of borrowing		(18,229)		(25,908)	
Cash provided by / (used in) financing activities		(18,229)		(25,908)	
Change in cash and cash equivalents in the year			363,855		152,046
Cash and cash equivalents at the beginning of the year			177,974		25,928
Cash and cash equivalents at the end of the year			541,829		177,974

Gasworks Dock Partnership (GDP)

Notes for the year ended 31 January 2021

Gasworks Dock Partnership Notes to the financial statements For the Year Ended 31 January 2021

1. Accounting policies

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) - (Charities SORP FRS 102 second edition) and the Companies Act 2006.

The charitable company meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

Going concern

At the time of approving the financial statements the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future.

From the year ending January 2021 and despite the Covid backdrop, Gasworks Dock Partnership (GDP) has increased sustainable income from additional community studio lets and is further underpinned by increased volunteer activity. In addition, community response funding, additional awards of capital funding, and the flexibility offered by GDP's existing funders, has allowed GDP to continue to develop and to provide support and facilities to the community during this challenging time.

The cash flow forecast for the next 12 months, from the date of approval of the financial statements, indicates that GDP will have sufficient cash assets in place to meet its debts as and when they are due. The directors are satisfied that GDP is able to meet its working capital liabilities through the management of the normal cyclical nature of receipts and payments.

The directors continue to adopt the going concern basis of accounting in preparing the financial statements.

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.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred. Income received in advance for the provision of specified service is deferred until the criteria for income recognition are met.

Donations of gifts, services and facilities

Donated professional services and donated facilities are recognised as income when the charity has control over the item or received the service, any conditions associated with the donation have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), volunteer time is not recognised so refer to the trustees' annual report for more information about their contribution.

On receipt, donated gifts, professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

Gasworks Dock Partnership (GDP)

Notes for the year ended 31 January 2021

1. Accounting policies (continued)

Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

Fund accounting

Unrestricted funds are available to spend on activities that further any of the purposes of charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are donations which the donor has specified are to be solely used for particular areas of the charity's work or for specific projects being undertaken by the charity.

Expenditure and irrecoverable VAT

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. Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred. Expenditure is classified under the following activity headings:

- Costs of raising funds comprise of trading costs and 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 delivering services and other activities undertaken to further the purposes of the charity and their associated support costs.

Allocation of support costs

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. Support costs include back office costs, finance, personnel, payroll and governance costs which support the charity and its and activities. These costs have been allocated between cost of raising funds and expenditure on charitable activities.

Tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £1,000. Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

- Boat 50 years
- Dock works 10 years
- Office equipment 3 – 4 Years
- Tools & equipment 3 – 4 Years

Debtors

Trade and other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid net of any trade discounts due. Trade debtors are adjusted for bad debt provisions

Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Creditors and provisions

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.

Gasworks Dock Partnership (GDP)

Notes for the year ended 31 January 2021

1. Accounting policies (continued)

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 with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

Pensions

The pension scheme in operation is compliant for auto enrolment purposes and all staff eligible have been registered.

2. Detailed comparatives for the statement of financial activities

	Unrestricted £	Restricted £	2020 Total £
<u>Income from:</u>			
Donations & Grants	36,790	367,804	404,594
Charitable Activities	60,251	-	60,251
Total income	97,041	367,804	464,845
<u>Expenditure on:</u>			
Fundraising	34,210	-	34,210
Charitable activities	83,737	190,743	274,480
Total expenditure	117,947	190,743	308,690
Net income / (expenditure) for the year	(20,906)	177,061	156,155
Transfers between funds	-	-	-
Net movement in funds	(20,906)	177,061	156,155
<u>Reconciliation of funds:</u>			
Total funds brought forward	118,805	6,610	125,415
Total funds carried forward	97,899	183,671	281,570

Gasworks Dock Partnership (GDP)
Notes for the year ended 31 January 2021

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2021

3. Income from donations

	Unrestricted	Restricted	2021	2020
	£	£	Total	Total
			£	£
Donations	3,923	-	3,923	9,890
Grants	17,338	838,609	855,947	394,704
	<u>21,261</u>	<u>838,609</u>	<u>859,870</u>	<u>404,594</u>

4. Income from charitable activities

	Unrestricted	Restricted	2021	2020
	£	£	Total	Total
			£	£
Dock Income	31,511	-	31,511	41,010
Events Income	4,526	-	4,526	15,508
Other Income	9,909	420	10,329	3,733
Total	<u>45,946</u>	<u>420</u>	<u>46,366</u>	<u>60,251</u>

Gasworks Dock Partnership (GDP)
Notes for the year ended 31 January 2021

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2021

5. Analysis of expenditure

	Basis of allocation	Cost of raising funds £	Charitable activities £	Support costs £	Governance Costs	2021 £	2020 £
Staff costs	Direct	-	146,226	18,713		164,939	126,494
Direct costs	Direct	3,361	116,701	-	2,400	122,462	173,666
Support costs	Staff time	-	-	58,715		58,715	8,530
		3,361	262,927	77,428	2,400	346,116	308,690
Support costs allocation		-	79,828	(77,428)	(2,400)	-	-
Total expenditure 2021		3,361	342,755	-	-	346,116	308,690
Total expenditure 2020		34,210	274,480	-		308,690	

Of the total expenditure, £79,828 was unrestricted (2020: £83,737) and £266,287 was restricted (2020: £190,743).

Analysis of expenditure 2020

	Basis of allocation	Cost of raising funds £	Charitable activities £	Support costs £	Governance Costs	2020 £	2019 £
Staff costs	Direct	-	91,982	34,512		126,494	89,577
Direct costs	Direct	34,210	137,056	-	2,400	173,666	110,122
Support costs	Staff time	-	-	8,530		8,530	37,884
		34,210	229,038	43,042	2,400	308,690	237,583
Support costs allocation		-	45,442	(43,042)	(2,400)	-	-
Total expenditure 2020		34,210	274,480	-	-	308,690	237,583
Total expenditure 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

Gasworks Dock Partnership (GDP)
Notes for the year ended 31 January 2021

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2021

6. Net income/(expenditure) for the year

This is stated after charging:

	2021	2020
	£	£
Depreciation	12,700	14,699
Independent examination fee	2,400	2,400
	<u>15,100</u>	<u>17,100</u>

7. Taxation

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

8. Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

	2021	2020
	£	£
Salaries and wages	148,211	115,609
Social security costs	13,079	9,214
Pension costs	3,649	1,671
	<u>164,940</u>	<u>126,494</u>

No employee received remuneration in excess of £60,000 in the year (2020: none).

The total employee benefits including pension contributions of the key management personnel were £42,659 (2020: £40,150)

The charity trustees were not paid or received any other benefits from employment with the Charity in the year (2020: £nil) neither were they reimbursed expenses during the year (2020: £nil). No charity trustee received payment for professional or other services supplied to the charity (2020: £nil).

The average number of employees (head count based on number of staff employed) during the year was as follows:

	2021	2020
	No.	No.
Average Number of Staff Employed	9	7
	<u>9</u>	<u>7</u>

Gasworks Dock Partnership (GDP)
Notes for the year ended 31 January 2021

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2021

9. Tangible fixed assets

	Boats £	Dock Equipment/ Studios/ Restoration £	Tools & Equipment £	Total £
Cost:				
At 1 February 2020	199,380	56,593	25,862	281,835
Additions	-	155,200	20	155,220
At 31 January 2021	<u>199,380</u>	<u>211,793</u>	<u>25,882</u>	<u>437,055</u>
Depreciation:				
At 1 February 2020	11,983	8,151	22,494	42,628
Charges in year	3,987	5,751	2,962	12,700
At 31 January 2021	<u>15,970</u>	<u>13,902</u>	<u>25,456</u>	<u>55,328</u>
Net Book Value:				
At 31 January 2021	<u>183,410</u>	<u>197,891</u>	<u>426</u>	<u>381,727</u>
At 31 January 2020	<u>187,397</u>	<u>48,442</u>	<u>3,368</u>	<u>239,207</u>

a) All tangible fixed assets are used to fulfil the charity's objects. Assets constructed and incomplete at the year end are not depreciated until they come into use. Incomplete assets: 2021 £153,462 (2020, Nil)

10. Debtors

	2021 £	2020 £
Trade Debtors net of bad debt provision	14,144	24,492
Prepayments & Accrued Income	706	67
	<u>14,850</u>	<u>24,559</u>

11. Creditors: amounts falling due within one year

	2021 £	2020 £
Other Creditors	14,121	14,739
Taxation and Social Security	11,164	23,160
Accruals and Deferred Income	17,014	49,630
Other Creditors	21	17
Loans	18,938	18,938
	<u>61,259</u>	<u>106,484</u>

11. Creditors: amounts falling due after one year

	2021 £	2020 £
Loans	36,331	54,560
	<u>36,331</u>	<u>54,560</u>

Gasworks Dock Partnership (GDP)
Notes for the year ended 31 January 2021

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2021

12. Analysis of net assets between funds - 2021

	Restricted funds £	General funds £	Total funds £
Tangible fixed assets	-	381,727	381,727
Net Current Assets (Liabilities)	602,951	(106,657)	496,294
Long Term Liabilities	-	(36,331)	(36,331)
	<u>602,951</u>	<u>238,739</u>	<u>841,690</u>

Analysis of net assets between funds - 2020

	Restricted funds £	General fund £	Total funds £
Tangible fixed assets	-	239,207	239,207
Net Current Assets (Liabilities)	183,671	(86,748)	96,923
Long Term Liabilities	-	(54,560)	(54,560)
	<u>183,671</u>	<u>97,899</u>	<u>281,570</u>

13. Pension scheme

The pension scheme in operation is compliant for auto enrolment purposes and all staff eligible are registered. Pension contributions owed as at 31.03.21 £1,326 (2020: £442).

Gasworks Dock Partnership (GDP)

Notes for the year ended 31 January 2021

Gasworks Dock Partnership Notes to the financial statements For the Year Ended 31 January 2021

14. Movement in funds 2021

	At 1 February 2020	Incoming resources	Outgoing resources	Asset Transfers	At 31 January 21
	£	£	£	£	£
Restricted Funds:					
Big Lottery Fund	3,362	187,896	(176,867)	-	14,391
Veolia Environmental Trust	171,050	-	(27,806)	-	143,244
London Marathon Charitable Trust	3,003	35,000	(9,030)	-	28,973
City of London	-	50,000	(12,642)	-	37,358
Heritage Lottery Fund	-	250,000	-	(62,784)	187,216
L.B. Newham	-	400	-	-	400
London Community Response	-	19,850	(19,850)	-	-
National Lottery	-	10,000	-	-	10,000
Thames Water	-	20,000	(15,091)	-	4,909
The FORE	-	5,000	(5,000)	-	-
UnLtd	-	260,883	-	(90,678)	170,205
Other restricted funds	6,256	-	-	-	6,256
	-	-	-	-	-
Total restricted funds	183,671	839,029	(266,287)	(153,462)	602,951
Unrestricted Funds:					
General fund	97,899	67,207	(79,829)	153,462	238,739
Total unrestricted funds	97,899	67,207	(79,829)	153,462	238,739
Total Funds	281,570	906,236	(346,116)	-	841,690

Restricted Funds

Big Lottery Fund

Veolia Environmental Trust

London Marathon Charitable Trust

City of London

Heritage Lottery Fund

London Community Response

National Lottery

Thames Water

The FORE

UnLtd

What Used for

To support core running costs for delivery of community volunteering and engagement program

Capital funding for the construction of the Cody Dock community visitor centre*

Capital funding for the construction of the Leaway Wash block and toilets*

Core funding for delivery of social prescribing, volunteering and youth engagement program.

Capital and Core funding towards restoration of Cody Dock, construction of Rolling Bridge, management and delivery of citizen science ecology program, capital contribution towards the community visitor centre

COVID-19 relief to enable our charity to deliver telephone befriending and put in place measures to make our venues safe and enable staff to do remote learning.

This is the same funder as the Big Lottery / national lottery who are now called the National Lottery Community Fund. In addition to the RC fund we have also received and **Awards for All** core and capital grant which was to support our covid relief activities.

This was funding included capital funding towards our mains connections associated with the London Marathon wash block project and some core funding to support GDP running costs and professional fees

Core Funding

Capital funding for construction of 6 new studio buildings and associated landscaping and power connections.*

Capital expenditure funded from restricted income is transferred to unrestricted funds as the restriction is considered to have been fulfilled.

Gasworks Dock Partnership (GDP)
Notes for the year ended 31 January 2021

Gasworks Dock Partnership
Notes to the financial statements
For the Year Ended 31 January 2021

14. Movement in funds continued

Movement in funds 2020

	At 1 February 2019	Incoming resources	Outgoing resources	Transfers	At 31 January 20
	£	£	£	£	£
Restricted Funds:					
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
Total restricted funds	6,610	367,804	(190,743)	-	183,671
Unrestricted Funds:					
General fund	118,805	97,041	(117,947)	-	97,899
Total unrestricted funds	118,805	97,041	(117,947)	-	97,899
Total Funds	125,415	464,845	(308,690)	-	281,570

15. Reconciliation of net income / (expenditure) to net cash flow from operating activities

	2021	2020
	£	£
Net income / (expenditure) for the reporting period (as per the statement of financial activities)	560120	156,155
Depreciation	12700	14,699
(Increase)/ decrease in debtors	9708	9,325
Increase/ (decrease) in creditors	(£45,224)	(£797)
Net cash provided by / (used in) operating activities	537304	179,382

16. Related party transactions

There were no related party transactions in the financial year.