

# CTU COMMUNITY PROJECT

England & Wales · Charity number 1148689

## Details

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**Status** Registered

**Legal form** Charitable company

**Company number** [08032671](#)

**Registered** 2012-08-23

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

## Contact

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**Address** Collective Auction Rooms  
5-7 Buck Street  
NW1 8NJ

**Phone** 02073808260

**Email** [collective@camdentownunlimited.com](mailto:collective@camdentownunlimited.com)

**Website** <http://camdencollective.co.uk/>

## Activities

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**Objects:** THE PROMOTION FOR THE PUBLIC BENEFIT OF URBAN REGENERATION IN AREAS OF SOCIAL AND ECONOMIC DEPRIVATION (AND IN PARTICULAR WITHIN THE LONDON BOROUGH OF CAMDEN) BY ALL OR ANY OF THE FOLLOWING MEANS: (A) THE RELIEF OF POVERTY; (B) THE RELIEF OF UNEMPLOYMENT; (C) THE ADVANCEMENT OF EDUCATION, TRAINING OR RETRAINING, PARTICULARLY AMONG UNEMPLOYED PEOPLE, AND PROVIDING UNEMPLOYED PEOPLE WITH WORK EXPERIENCE; (D) THE PROVISION OF FINANCIAL ASSISTANCE, TECHNICAL ASSISTANCE OR BUSINESS ADVICE OR CONSULTANCY IN ORDER TO PROVIDE TRAINING AND EMPLOYMENT OPPORTUNITIES FOR UNEMPLOYED PEOPLE IN CASES OF FINANCIAL OR OTHER CHARITABLE NEED THROUGH HELP: (I) IN SETTING UP THEIR OWN BUSINESS, OR (II) TO EXISTING BUSINESSES; (E) THE CREATION OF TRAINING AND EMPLOYMENT OPPORTUNITIES BY THE PROVISION OF WORKSPACE, BUILDINGS, AND/OR LAND FOR USE ON FAVOURABLE TERMS; (F) SUCH OTHER MEANS AS MAY FROM TIME TO TIME BE DETERMINED SUBJECT TO THE PRIOR WRITTEN CONSENT OF THE CHARITY COMMISSION; AND TOGETHER WITH THE PURSUANCE OF SUCH OTHER CHARITABLE PURPOSES CONSISTENT WITH THE ABOVE AS THE TRUSTEES IN THEIR ABSOLUTE DISCRETION SHALL DETERMINE.

**Activities:** CTU Community Project provide "Camden Collective", using vacant buildings to provide free hotdesking & affordable office space for start-up businesses, alongside various business and community support programmes.

## Classification

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- **How:** Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** Economic/community Development/employment
- **Who:** Children/young People, Other Defined Groups, The General Public/mankind

## Geography

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- Camden

## Finances

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Period end	Income	Expenditure	Assets	Employees
2025-03-31	£371,807	£278,552	-	-
2024-03-31	£292,406	£474,950	-	-
2023-03-31	£286,367	£284,995	-	-
2022-03-31	£252,633	£410,173	-	-
2021-03-31	£129,245	£97,631	-	-

## Trustees

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Name	Role	Appointed
DEBORAH LYNN THOMAS		2013-06-19
Martin Sagar		2017-04-22
Richard John Terry		2018-11-21
SIMON PITKEATHLEY		2019-10-25
William Alexander Fulford		2018-08-31

**CTU COMMUNITY PROJECT**

England & Wales - Charity number 1148689

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# Accounts

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**REGISTERED COMPANY NUMBER: 08032671 (England and Wales)**  
**REGISTERED CHARITY NUMBER: 1148689**

**CTU COMMUNITY PROJECT**

**REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS FOR THE  
YEAR ENDED 31 MARCH 2025**

**CTU COMMUNITY PROJECT**  
**CONTENTS OF THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

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**CTU COMMUNITY PROJECT**  
**REFERENCE AND AMINISTRATIVE DETAILS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

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**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Company number**

08032671 (England and Wales)

**Registered Charity number**

1148689

**Registered office**

Collective Auction Rooms

5-7 Buck Street

London

NW1 8NJ

**Trustees/Directors**

S W B Pitkeathley

C A Seward (Resigned on 12 February 2025)

D L Thomas

M Sagar

W Fulford

R Terry

**Independent examiner**

John Howard FCA

Azets Audit Services

2<sup>nd</sup> Floor, Regis House

45 King William Street

London

EC4R 9AN

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2025**

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The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015).

**OBJECTIVES AND ACTIVITIES**

The objectives of the charity are principally the promotion for the public benefit of urban regeneration in areas of social and economic deprivation (and in particular within the London Borough of Camden). The trustees confirm that they have referred to the guidance contained in the charity commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities.

CTU Community project [CTUCP] was established to provide centres for business hot-desking space and lease empty shops to give people who have pop up shop ideas an opportunity to trade.

**Main activities to further public benefit**

CTUCP's main activity is providing free hot-desking space and subsidised private offices for start-up businesses in Camden, this provides a wide range of public benefits:

- **Business Creation:** the support provided by CTUCP, not only through business space but also training and collaboration opportunities allows start-ups to experiment with their business model, push for growth, and become viable, mature businesses more quickly.
- **Job Creation:** the growth of these businesses creates new jobs, reducing unemployment and delivering social and economic uplift to the area. Many Collective businesses also offer work experience to young people.
- **Building occupancy benefits:** bringing blighted and disused buildings into use brings footfall to underused areas, increasing turnover for local retailers and reducing crime through passive crime defence.
- **Business space creation:** London's business space is under pressure due to the increasing value of residential units and legislation making the conversion of office space to residential more attractive. CTUCP provides business space, not only nurturing the growth of innovative start-ups but also supporting existing SMEs.

In planning CTUCP's activities for the year the trustees kept in mind the Charity Commissions guidance on public benefit at trustee meetings.

The promotion for the public benefit of urban regeneration in areas of social and economic deprivation (and in particular within the London Borough of Camden) by all or any of the following means:

- (a) the relief of poverty;
- (b) the relief of unemployment;
- (c) the advancement of education, training or retraining, particularly among unemployed people, and providing unemployed people with work experience;
- (d) the provision of financial assistance, technical assistance or business advice or consultancy in order to Provide training and employment opportunities for unemployed people in cases of financial or other charitable need through help:
  - (i) in setting up their own business, or
  - (ii) to existing businesses;
- (e) the creation of training and employment opportunities by the provision of workspace, buildings, and/or land for use on favourable terms;
- (f) such other means as may from time to time be determined subject to the prior written consent of the charity commission; and together with the pursuance of such other charitable purposes consistent with the above as the trustees in their absolute discretion shall determine.

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2025**

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**OBJECTIVES AND ACTIVITIES - continued**

**Short and long-term aims and objectives**

In the short term CTUCP continues to offer free & subsidised business space to start-up businesses. CTUCP's long-term goal is to create a funding package to secure permanent space(s), anchoring an investment that can continue to provide social outputs, repay any investments and provide capital for future charitable works.

**ACHIEVEMENT AND PERFORMANCE**

**Summary of main achievements of the charity**

- Collective Auction Rooms: CTUCP continues to operate a coworking space in the heart of Camden Town.
- CTUCP has begun occupation of the vacant Hawley Infants School, adjacent to Collective Auction Rooms. It provides current collective members with additional hotdesking, breakout and outside space, and offers free fixed desks to climate-tech start-ups.
- CTUCP has also begun to operate in the vacant caretakers house adjacent to Hawley Infants School.
- CTUCP has undertaken an upgrade of its CRM and streamlined its onboarding processes, allowing better tracking of the Collective membership and a 'collaboration database' to allow members to better find each other.

**Significant charitable activities**

CTUCP continue to run coworking spaces in the heart of Camden Town. Research into C3, CTUCP's long-term ambition to secure a permanent Collective space continues, along with negotiations for Collective space in new property developments.

**Achievements against objectives**

The new Collective CRM, and a 2024 membership survey found the following outputs over the year:

- 312 jobs created
- 475 Work placements created
- £13.3m capital raised by Collective start-ups
- £1m annual spend in Local businesses

**Performance of material fundraising activities**

CTUCP is in a surplus building phase, raising capital for future building renovation works. CTUCP continues to investigate grants for the project.

**Investment performance against objectives**

CTUCP records its performance based on the performance indicators used in its grant-funded stage as well as its charitable objectives.

**Effect of expenditure incurred to raise income in future**

To date preparation for future funding has required no expenditure aside from staff time.

**Impact reporting**

CTUCP continues to use the performance indicators arising from the several years it was funded and monitored by the GLA, Camden Council and Camden Town Unlimited.

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2025**

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**ACHIEVEMENT AND PERFORMANCE - continued**

**Summary of measures/indicators used to assess performance:**

<b>Outputs</b>	<b>Definitions</b>	<b>Verification</b>
<b>Public Realm improvements (m2)</b>	Improved: significant improvement in the quality of the built environment through and improved use of space, urban design and improved quality of materials used. Could be linked to measurement of time savings, reductions in road safety incidents, increased perception etc. New: space which was previously not for public use which is transformed into pavement, road, street furniture & park area.	Architect drawings demonstrating the area improved (before and after) and invoices and contracts to demonstrate work has been commissioned and completed. The designs should be supplied as part of invoicing.
<b>Value of match funding (£) from partner bodies as a result of GLA investment</b>	Covers all funding committed to Mayoral projects or programmes. Two types recorded include: 1) Direct match in the Grant Agreement and monitored as part of the project quarterly claims; 2) Match committed to a programme or area-based intervention where there is a series of complementary investments.	Value of other funding attracted to the target area in addition to GLA funding.++Gross funds spent - completed schedule signed by Finance Director, validated by receipts.++In kind contributions - all contributions should be converted to cash and signed off by Finance Director. Validated as above by receipts, time sheets, invoices.
<b>No. of jobs created</b>	<b>New</b> - should not have existed in the London borough or the employer before the intervention. <b>Permanent</b> - should have a life expectancy of at least 26 wks. FTE - 35hrs or more per wk.	<b>Business</b> - name, address, post code, telephone number, ownership and number of employees.  <b>Job</b> - title of the new or attracted job, contract of employment with expected start date, hours of work.  Letter or form signed by employer to confirm jobs are as a result of the project.  To avoid double counting, a job must not be counted again if it is filled over time by different people.  Safeguarded jobs (i.e. those that may have been lost without the intervention) are not included.  Positions created before the start of the current Mayoral term are not to be included, even if they are recorded as achieved after the start of the Mayoral term (for example referring to outcomes recorded after 26 weeks).
<b>No. of jobs safeguarded</b>	Must be a permanent, FT equivalent job which is at risk when the project is approved. At risk is defined as being forecast to be lost normally within one year (i.e. must be specified or if the sector is in longer term decline a longer period might be appropriate).	<b>Business</b> – name, address, post code, telephone number, contact details, ownership, number of employees  <b>Safeguarded</b> – job title, contract of employment and duration (1 year of longer), hours of work (for FTE calculation)  A letter from employer or form at end of project confirming that safeguarded job is as a result of project.

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2025**

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**ACHIEVEMENT AND PERFORMANCE - continued**

**Summary of measures/indicators used to assess performance - continued**

<b>Outputs</b>	<b>Definitions</b>	<b>Verification</b>
<b>Increase in business turnover</b>	Increased financial turnover can be defined as the volume of a business output in terms of profits over a given number of years or period of time	Annual audited business accounts, via Company House.
<b>Increase in visitor satisfaction</b>	Increase in visitor satisfaction in the target area over agreed period.	Start and End Surveys of town centre users – at start of delivery (baseline position) and at end
<b>Increase in footfall</b>	Also known as People Counting or Shopper Counting, as the measurement of the number of people entering passing a certain location or entering a shop or shopping mall. An increase in footfall is measure from the baseline position over a period of time compared to another survey after an expected change or trend has taken place.	Survey count verification comparing baseline position at two particular locations where people are expected to pass or enter and a new survey count at a different time or date.
<b>Reduction in vacancy rate</b>	Vacancy rates are statistics kept on vacancies in rental properties, homes for sale, and hotels. High vacancy rates are usually viewed as a sign that the market is struggling, while low rates are desirable, because they indicate that property is a hot commodity and that vacancies rarely remain unfilled for very long.	Consulting census data, local government offices.
<b>New apprenticeship starts</b>	A job with an accompanying skills development programme designed by employers in the sector. Allowing apprentice to gain technical knowledge, real practical experience, with functional and personal skills.	Name or employee number, details of previous employment (or worklessness), employee start date, apprenticeship start date (if different), postcode, date of birth, gender, ethnic origin, disability, criminal convictions, job title, details of apprenticeship framework, level, provider of apprenticeship.  Apprenticeships can be counted only if they represent a new post in a company.  An existing post in a business replaced by an apprenticeship post cannot be recorded
<b>New or improved commercial/ business space (m2)</b>	<b>New or upgraded:</b> new buildings constructed as part of the project, refurbished, improved or adapted for productive use as part of the project.  <b>Improved:</b> Actual floor space or potential market value has been increased by some physical improvement.	An architect's floor plan drawings showing floor space area.  Copy of completion certificate to demonstrate works undertaken.  Surveyor reports from pre and post completion of works.

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2025**

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**ACHIEVEMENT AND PERFORMANCE - continued**

**Significant positive and negative factors within and outside control**

The most significant negative factor outside of CTUCP control is the acquisition and retention of empty buildings. CTUCP occupies disused and blighted buildings that generally have short leases. Mitigating this is CTUCP new strategy of acquiring longer term spaces in new developments as part of the developer's section 106 contributions. BaseKX was a pilot of this model, and CTUCP has secured another permanent space in an upcoming Camden development. Talks with other developers are ongoing.

**FINANCIAL REVIEW**

During the year the company made a surplus of £93,255 (2024: deficit £182,544). Collective has introduced a service charge for its larger members, income from this is used to fund CTUCP's free hot-desking offer and build reserve for future renovations.

**Reserves Policy**

CTUCP currently holds unrestricted reserves of £332,321 (2024: £239,066). Its transition from grant-funded to self-sufficiency has resulted in modification of its reserves policy.

**Financial effects of significant events**

Issues with acquisition of new space is mitigated by the capital CTUCP has begun to raise from service charge income, which would allow it to rent on a commercial basis if required.

**Investment policy and objectives**

CTUCP may invest funds appropriately in line with its charities objectives.

**Principal risks**

Acquisition of buildings: the nature of CTUCP's work means that the largest risk is the acquisition of disused/blighted buildings as previous CTUCP spaces are leased commercially or demolished. CTUCP's exploration of longer-term, purpose-built space in new developments reduces its reliance on disused buildings, and the capital raised from rental income could, if required, be used to lease commercial space, maintaining the project's momentum as new sites are sourced.

CTUCP's close association with Camden Town Unlimited BID means that it can continue to use CTU staff in-kind contributions and, if required, direct funding to maintain its operations and momentum.

**Factors affecting financial performance going forward**

Meanwhile projects using temporary spaces requires flexibility but within these parameters the charity forecasts and has had an increasingly stronger financial outlook going forwards.

**Principal funding sources**

The charity has transitioned into self-sufficiency from the service charge applied to established Collective members.

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2025**

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**FUTURE PLANS**

CTUCP is currently operating Collective Auction Rooms, and Collective Infants School but the priority remains identifying and refurbishing new site(s) to maintain the momentum CTUCP has built up over its years of operation.

Collective has been running free co-working space since 2009 and has occupied 19 buildings in that time. The experience gained during this time has allowed CTUCP to refurbish buildings at minimal costs, providing only the features most important to start-up and micro businesses.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

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

**Recruitment and appointment of new trustees**

The Trustees are entitled to appoint new Trustees subject to the approval of the members.

The Trustees who served during the whole period from 1 April 2024 to the date of this report were:

S W B Pitkeathley  
C A Seward (Resigned on 12 February 2025)  
D L Thomas  
M Sagar  
W Fulford  
R J Terry

**Organisational structure**

Flat, with one member of staff with additional Camden Town Unlimited staff support.

**Induction and training of new trustees**


There is a process of induction for new trustees which includes meetings with current trustees and the provision of key information.

**Related parties**

The Charity is connected to Camden Town Centre Limited (Camden Town Unlimited or CTU) as Camden Town Centre Limited is the sole member of the Charity. The principal activity of Camden Town Unlimited is the operation of a BID Management Company delivering a business improvement district in Camden Town.

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

Approved by order of the board of trustees on 05/11/2025 and signed on its behalf by:



.....  
S W B Pitkeathley - Director

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
CTU COMMUNITY PROJECT**

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**Independent examiner's report to the trustees of CTU Community Project ('the Company')**

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2025.

**Responsibilities and basis of report**

As the charity's trustees of the Company (and also its directors 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 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**

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a registered member of ICAEW which is one of the listed bodies.

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

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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



John Howard FCA  
Azets Audit Services  
Chartered Accountants  
2<sup>nd</sup> Floor, Regis House  
45 King William Street  
London  
EC4R 9AN

Date: 06 November 2025

**CTU COMMUNITY PROJECT**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)**  
**FOR THE YEAR ENDED 31 MARCH 2025**

	Notes	Unrestricted fund £	Restricted fund £	2025 Total funds £	2024 Total funds £
<b>INCOME FROM</b>					
Charitable activities	2	368,215	-	368,215	287,295
Investment income	3	3,556	-	3,556	5,111
Other income		<u>36</u>	-	<u>36</u>	-
<b>Total</b>		<b>371,807</b>	<b>-</b>	<b>371,807</b>	<b>292,406</b>
<b>EXPENDITURE ON</b>					
<b>Charitable activities</b>	<b>4</b>				
The Collective Project		<u>278,552</u>	-	<u>278,552</u>	<u>474,950</u>
<b>NET INCOME/(EXPENDITURE)</b>		<b>93,255</b>	<b>-</b>	<b>93,255</b>	<b>(182,544)</b>
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>		<b>239,066</b>	<b>15,024</b>	<b>254,090</b>	<b>436,634</b>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b><u>332,321</u></b>	<b><u>15,024</u></b>	<b><u>347,345</u></b>	<b><u>254,090</u></b>

The notes form part of these financial statements

**CTU COMMUNITY PROJECT**  
**STATEMENT OF FINANCIAL POSITION**  
**AT 31 MARCH 2025**

	Notes	2025 £	2024 £
<b>CURRENT ASSETS</b>			
Debtors	10	4,043	13,930
Cash at bank		<u>516,112</u>	<u>413,661</u>
		<b>520,155</b>	427,591
<b>CREDITORS</b>			
Amounts falling due within one year	11	<u>(172,810)</u>	(173,501)
<b>NET CURRENT ASSETS</b>		<u><b>347,345</b></u>	<u>254,090</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u><b>347,345</b></u>	254,090
<b>NET ASSETS</b>		<u><b>347,345</b></u>	<u>254,090</u>
<b>FUNDS</b>			
Unrestricted funds	13	332,321	239,066
Restricted funds		<u>15,024</u>	<u>15,024</u>
<b>TOTAL FUNDS</b>		<u><b>347,345</b></u>	<u>254,090</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2025 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

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

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

The financial statements were approved by the Board of Trustees on .....05/11/2025..... and were signed on its behalf by:



.....  
S W B Pitkeathley -Trustee

The notes form part of these financial statements

**CTU COMMUNITY PROJECT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

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**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with the Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; the Companies Act 2006; and the requirements of the Statement of Recognised Practice, Accounting and Reporting by Charities (effective 1 January 2015). The financial statements have been prepared under the historical cost convention.

The financial statements are presented in sterling (£) which is also the functional currency for the charity.

**Going concern**

Trustees are confident that the charities financial resources are sufficient to meet its liabilities for 12 months from authorising these financial statements and the budget income and expenditure remains sufficient with the level of reserves for the charity to continue as a going concern. The financial statements have therefore been prepared on a going concern basis.

**Judgements and key sources of estimation uncertainty**

The preparation of financial statements requires management to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on a continuing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

**Legal status**

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

**Public Benefit**

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

**Income**

All incoming resources are included in the Statement of Financial Activities (SoFA) when the charity is legally entitled to the income after any conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

Income from charitable activities includes bid income, income generated from pop up shops and rental income from sub-letting of the property held primarily for functional use by the charity.

Income from trading activities includes income earned from fundraising events held in the year, and consultancy fees.

**Expenditure**

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably. It is categorised under the following headings:

Costs of raising funds includes costs of generating voluntary income, fundraising events and fundraising trading.

Expenditure on charitable activities includes costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs allocated directly to such activities and those costs of an indirect nature necessary to support them.

Staff costs are allocated between cost headings according to the function of each employee.

**CTU COMMUNITY PROJECT**  
**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**FOR THE YEAR ENDED 31 MARCH 2025**

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**1. ACCOUNTING POLICIES - continued**

**Taxation**

The charitable company is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part II Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

**Fund accounting**

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

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

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

**Debtors**

Other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid. Accrued income is measured at the amount due to be received.

**Cash at bank and in hand**

Cash at bank and 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 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.

Other creditors and accruals are recognised at their settlement amount 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 rate.

**2. INCOME FROM CHARITABLE ACTIVITIES**

	<b>Activity</b>	<b>2025</b> £	2024 £
Collective fixed desk service income	The Collective Project	<u><b>368,215</b></u>	<u>287,295</u>
		<u><b>368,215</b></u>	<u>287,295</u>

**3. INVESTMENT INCOME**

	<b>2025</b> £	2024 £
Deposit account interest	<u><b>3,556</b></u>	<u>5,111</u>

**CTU COMMUNITY PROJECT**  
**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**FOR THE YEAR ENDED 31 MARCH 2025**

**4. CHARITABLE ACTIVITIES COSTS**

	Direct costs	Support costs (See note 5)	Totals
	£	£	£
The Collective Project	<u>257,622</u>	<u>20,930</u>	<u>278,552</u>
Total 2024	<u>441,694</u>	<u>33,256</u>	<u>474,950</u>

**5. SUPPORT COSTS**

	2025 The Collective Project £	2024 Total activities £
Telephone and IT	1,378	1,197
Printing, Postage and stationery	221	95
Sundries	10,112	9,916
Other staff costs	461	216
Professional fees	1,652	16,666
Refreshment and meeting expenses	2,864	2,077
Bank charges	186	304
Tax	-	(1,200)
Legal fees	13	-
Event costs	505	-
<b>Governance costs</b>		
Independent examination	3,250	3,150
Other Accountancy Services	<u>288</u>	<u>835</u>
	<u>20,930</u>	<u>33,256</u>

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

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

	2025 £	2024 £
Independent examination	<u>3,250</u>	<u>3,150</u>

**CTU COMMUNITY PROJECT**  
**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**FOR THE YEAR ENDED 31 MARCH 2025**

**7. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 March 2025 nor for the year ended 31 March 2024.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 March 2025 nor for the year ended 31 March 2024.

**8. STAFF COSTS**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Total staff emoluments for the year were as follows:		
Salary costs	<b>26,960</b>	36,458
National insurance	<b>2,576</b>	3,776
	<b><u>29,536</u></b>	<u>40,234</u>

The average number of people, excluding trustees, employed by the company during the year amounted to 1 (2024: 1).

No employees had employee benefits in excess of £60,000 (2024: nil)

The key management of the charitable company comprise the Trustees (2024: Trustees only). The Trustees do not receive any remuneration for this role.

**9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - 2024**

	Unrestricted fund	Restricted fund	Total funds
	£	£	£
<b>INCOME AND ENDOWMENTS FROM</b>			
<b>Charitable activities</b>			
The Collective Project	287,295	-	287,295
Investment income	5,111	-	5,111
Other income	-	-	-
<b>Total</b>	<b>292,406</b>	<b>-</b>	<b>292,406</b>
 <b>EXPENDITURE ON</b>			
<b>Charitable activities</b>			
The Collective Project	<u>464,974</u>	<u>9,976</u>	<u>474,950</u>
<b>Total</b>	<b>464,974</b>	<b>9,976</b>	<b>474,950</b>
<b>NET INCOME/(EXPENDITURE)</b>	<b>(172,568)</b>	<b>(9,976)</b>	<b>(182,544)</b>
 <b>RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>	<u>411,634</u>	<u>25,000</u>	<u>436,634</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>	<b><u>239,066</u></b>	<b><u>15,024</u></b>	<b><u>254,090</u></b>

**CTU COMMUNITY PROJECT**  
**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**FOR THE YEAR ENDED 31 MARCH 2025**

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

	2025	2024
	£	£
Trade debtors	3,732	-
Other debtors	<u>311</u>	<u>13,930</u>
	<u><b>4,043</b></u>	<u><b>13,930</b></u>

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

	2025	2024
	£	£
Trade creditors	344	144
Amounts owed to group undertakings	103,812	114,639
Other creditors	63,440	54,136
Accruals and deferred income	<u>5,214</u>	<u>4,582</u>
	<u><b>172,810</b></u>	<u><b>173,501</b></u>

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

	Unrestricted fund	Restricted fund	2025 Total funds	2024 Total funds
	£	£	£	£
Current assets	505,131	15,024	520,155	427,591
Current liabilities	<u>(172,810)</u>	<u>-</u>	<u>(172,810)</u>	<u>(173,501)</u>
	<u><b>332,321</b></u>	<u><b>15,024</b></u>	<u><b>347,345</b></u>	<u><b>254,090</b></u>

**13. MOVEMENT IN FUNDS**

	At 1/4/24	Net movement in funds	At 31/3/25
	£	£	£
<b>Unrestricted funds</b>			
General fund	239,066	93,255	332,321
<b>Restricted funds</b>			
C3	15,024	-	15,024
	<u>254,090</u>	<u>93,255</u>	<u>347,345</u>
<b>TOTAL FUNDS</b>	<u><b>254,090</b></u>	<u><b>93,255</b></u>	<u><b>347,345</b></u>

**CTU COMMUNITY PROJECT**  
**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**FOR THE YEAR ENDED 31 MARCH 2025**

**13. MOVEMENT IN FUNDS – continued**

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

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	371,807	(278,552)	93,255
	<u>371,807</u>	<u>(278,552)</u>	<u>93,255</u>
<b>TOTAL UNRESTRICTED FUNDS</b>	<b><u>371,807</u></b>	<b><u>(278,552)</u></b>	<b><u>93,255</u></b>

	Incoming resources £	Resources expended £	Movement in funds £
<b>Restricted funds</b>			
C3	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
<b>TOTAL RESTRICTED FUNDS</b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>

**Comparatives for movement in funds**

	At 1/4/23 £	Net movement in funds £	At 31/3/24 £
<b>Unrestricted Funds</b>			
General fund	411,634	(172,568)	239,066
<b>Restricted Funds</b>			
C3	25,000	(9,976)	15,024
	<u>436,634</u>	<u>(182,544)</u>	<u>254,090</u>
<b>TOTAL FUNDS</b>	<b><u>436,634</u></b>	<b><u>(182,544)</u></b>	<b><u>254,090</u></b>

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

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	292,406	(464,974)	(172,568)
	<u>292,406</u>	<u>(464,974)</u>	<u>(172,568)</u>
<b>TOTAL FUNDS</b>	<b><u>292,406</u></b>	<b><u>(464,974)</u></b>	<b><u>(172,568)</u></b>

	Incoming resources £	Resources expended £	Movement in funds £
<b>Restricted funds</b>			
C3	-	(9,976)	(9,976)
	<u>-</u>	<u>(9,976)</u>	<u>(9,976)</u>
<b>TOTAL RESTRICTED FUNDS</b>	<b><u>-</u></b>	<b><u>(9,976)</u></b>	<b><u>(9,976)</u></b>

**CTU COMMUNITY PROJECT**  
**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**FOR THE YEAR ENDED 31 MARCH 2025**

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**13. MOVEMENT IN FUNDS – continued**

**Restricted funds**

C3 is CTU CP's long-term ambition to secure a permanent Collective space, anchoring an investment that captures uplift and continues to produce social outputs indefinitely.

**14. RELATED PARTY DISCLOSURES**

Included in creditors is a balance of £103,812 (2024: £114,639), representing salary costs of £86,510 (2024: £94,277) plus VAT due to Camden Town Centre Limited, a company who is the sole member of the charity. This balance has been paid post year end.

**CTU COMMUNITY PROJECT**

England & Wales - Charity number 1148689

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# Accounts

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**REGISTERED COMPANY NUMBER: 08032671 (England and Wales)**  
**REGISTERED CHARITY NUMBER: 1148689**

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES AND**  
**UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024**

**CTU COMMUNITY PROJECT**  
**CONTENTS OF THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2024**

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**CTU COMMUNITY PROJECT**  
**REFERENCE AND ADMINISTRATIVE DETAILS**  
**FOR THE YEAR ENDED 31 MARCH 2024**

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**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Company number**  
08032671 (England and Wales)

**Registered Charity number**  
1148689

**Registered office**  
Collective Auction Rooms  
5-7 Buck Street  
London  
NW1 8NJ

**Trustees/Directors**  
S W B Pitkeathley  
C A Seward  
D L Thomas  
M Sagar  
W Fulford  
R Terry

**Independent examiner**  
John Howard FCA  
Azets Audit Services  
2<sup>nd</sup> Floor, Regis House  
45 King William Street  
London  
EC4R 9AN

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2024**

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The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2024. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015).

**OBJECTIVES AND ACTIVITIES**

The objectives of the charity are principally the promotion for the public benefit of urban regeneration in areas of social and economic deprivation (and in particular within the London Borough of Camden). The trustees confirm that they have referred to the guidance contained in the charity commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities.

CTU Community project [CTUCP] was established to provide centres for business hot-desking space and lease empty shops to give people who have pop up shop ideas an opportunity to trade.

**Main activities to further public benefit**

CTUCP's main activity is providing free hot-desking space and subsidised private offices for start-up businesses in Camden, this provides a wide range of public benefits:

- **Business Creation:** the support provided by CTUCP, not only through business space but also training and collaboration opportunities allows start-ups to experiment with their business model, push for growth, and become viable, mature businesses more quickly.
- **Job Creation:** the growth of these businesses creates new jobs, reducing unemployment and delivering social and economic uplift to the area. Many Collective businesses also offer work experience to young people.
- **Building occupancy benefits:** bringing blighted and disused buildings into use brings footfall to underused areas, increasing turnover for local retailers and reducing crime through passive crime defence.
- **Business space creation:** London's business space is under pressure due to the increasing value of residential units and legislation making the conversion of office space to residential more attractive. CTUCP provides business space, not only nurturing the growth of innovative start-ups but also supporting existing SMEs.

In planning CTUCP's activities for the year the trustees kept in mind the Charity Commissions guidance on public benefit at trustee meetings.

The promotion for the public benefit of urban regeneration in areas of social and economic deprivation (and in particular within the London Borough of Camden) by all or any of the following means:

- (a) the relief of poverty;
- (b) the relief of unemployment;
- (c) the advancement of education, training or retraining, particularly among unemployed people, and providing unemployed people with work experience;
- (d) the provision of financial assistance, technical assistance or business advice or consultancy in order to Provide training and employment opportunities for unemployed people in cases of financial or other charitable need through help:
  - (i) in setting up their own business, or
  - (ii) to existing businesses;
- (e) the creation of training and employment opportunities by the provision of workspace, buildings, and/or land for use on favourable terms;
- (f) such other means as may from time to time be determined subject to the prior written consent of the charity commission; and together with the pursuance of such other charitable purposes consistent with the above as the trustees in their absolute discretion shall determine.

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2024**

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**OBJECTIVES AND ACTIVITIES - continued**

**Short and long-term aims and objectives**

In the short term CTUCP continues to offer free & subsidised business space to start-up businesses. CTUCP's long-term goal is to create a funding package to secure permanent space(s), anchoring an investment that can continue to provide social outputs, repay any investments and provide capital for future charitable works.

**ACHIEVEMENT AND PERFORMANCE**

**Summary of main achievements of the charity**

- Collective Auction Rooms: CTUCP continues to operate a coworking space in the heart of Camden Town.
- CTUCP continues its partnership with UCL advances to operate BaseKX, purpose built co-working space on Camley street.
- CTUCP has begun occupation of the vacant Hawley Infants School, adjacent to Collective Auction Rooms. It provides current collective members with additional hotdesking, breakout and outside space, and offers free fixed desks to climate-tech start-ups.

**Significant charitable activities**

CTUCP continue to run coworking spaces in the heart of Camden Town. Research into C3, CTUCP's long-term ambition to secure a permanent Collective space continues, along with negotiations for Collective space in new property developments.

**Achievements against objectives**

In 2023 CTUCP commissioned an impact report on Collective's impact to date. The report found that it has achieved:

- 341 jobs created
- 209 apprenticeships and 348 Work Placements created
- Totalling £19.2m of employment value
- 35,932 volunteering hours
- 573 pop-up occupants and events
- £37.2m capital raised by Collective start-ups

**Performance of material fundraising activities**

CTUCP is in a surplus building phase, raising capital for future building renovation works. CTUCP continues to investigate grants for the project.

**Investment performance against objectives**

CTUCP records its performance based on the performance indicators used in its grant-funded stage as well as its charitable objectives.

**Effect of expenditure incurred to raise income in future**

To date preparation for future funding has required no expenditure aside from staff time.

**Impact reporting**

CTUCP continues to use the performance indicators arising from the several years it was funded and monitored by the GLA, Camden Council and Camden Town Unlimited.

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2024**

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**ACHIEVEMENT AND PERFORMANCE - continued**

**Summary of measures/indicators used to assess performance:**

<b>Outputs</b>	<b>Definitions</b>	<b>Verification</b>
<b>Public Realm improvements (m2)</b>	Improved: significant improvement in the quality of the built environment through improved use of space, urban design and improved quality of materials used. Could be linked to measurement of time savings, reductions in road safety incidents, increased perception etc. New: space which was previously not for public use which is transformed into pavement, road, street furniture & park area.	Architect drawings demonstrating the area improved (before and after) and invoices and contracts to demonstrate work has been commissioned and completed. The designs should be supplied as part of invoicing.
<b>Value of match funding (£) from partner bodies as a result of GLA investment</b>	Covers all funding committed to Mayoral projects or programmes. Two types recorded include: 1) Direct match in the Grant Agreement and monitored as part of the project quarterly claims; 2) Match committed to a programme or area-based intervention where there is a series of complementary investments.	Value of other funding attracted to the target area in addition to GLA funding.++Gross funds spent - completed schedule signed by Finance Director, validated by receipts.++In kind contributions - all contributions should be converted to cash and signed off by Finance Director. Validated as above by receipts, time sheets, invoices.
<b>No. of jobs created</b>	<b>New</b> - should not have existed in the London borough or the employer before the intervention. <b>Permanent</b> - should have a life expectancy of at least 26 wks. FTE - 35hrs or more per wk.	<b>Business</b> - name, address, post code, telephone number, ownership and number of employees.  <b>Job</b> - title of the new or attracted job, contract of employment with expected start date, hours of work.  Letter or form signed by employer to confirm jobs are as a result of the project.  To avoid double counting, a job must not be counted again if it is filled over time by different people.  Safeguarded jobs (i.e. those that may have been lost without the intervention) are not included.  Positions created before the start of the current Mayoral term are not to be included, even if they are recorded as achieved after the start of the Mayoral term (for example referring to outcomes recorded after 26 weeks).
<b>No. of jobs safeguarded</b>	Must be a permanent, FT equivalent job which is at risk when the project is approved. At risk is defined as being forecast to be lost normally within one year (i.e. must be specified or if the sector is in longer term decline a longer period might be appropriate).	<b>Business</b> – name, address, post code, telephone number, contact details, ownership, number of employees  <b>Safeguarded</b> – job title, contract of employment and duration (1 year of longer), hours of work (for FTE calculation)  A letter from employer or form at end of project confirming that safeguarded job is as a result of project.

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2024**

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**ACHIEVEMENT AND PERFORMANCE - continued**

**Summary of measures/indicators used to assess performance - continued**

<b>Outputs</b>	<b>Definitions</b>	<b>Verification</b>
<b>Increase in business turnover</b>	Increased financial turnover can be defined as the volume of a business output in terms of profits over a given number of years or period of time	Annual audited business accounts, via Company House.
<b>Increase in visitor satisfaction</b>	Increase in visitor satisfaction in the target area over agreed period.	Start and End Surveys of town centre users – at start of delivery (baseline position) and at end
<b>Increase in footfall</b>	Also known as People Counting or Shopper Counting, as the measurement of the number of people entering passing a certain location or entering a shop or shopping mall. An increase in footfall is measure from the baseline position over a period of time compared to another survey after an expected change or trend has taken place.	Survey count verification comparing baseline position at two particular locations where people are expected to pass or enter and a new survey count at a different time or date.
<b>Reduction in vacancy rate</b>	Vacancy rates are statistics kept on vacancies in rental properties, homes for sale, and hotels. High vacancy rates are usually viewed as a sign that the market is struggling, while low rates are desirable, because they indicate that property is a hot commodity and that vacancies rarely remain unfilled for very long.	Consulting census data, local government offices.
<b>New apprenticeship starts</b>	A job with an accompanying skills development programme designed by employers in the sector. Allowing apprentice to gain technical knowledge, real practical experience, with functional and personal skills.	Name or employee number, details of previous employment (or worklessness), employee start date, apprenticeship start date (if different), postcode, date of birth, gender, ethnic origin, disability, criminal convictions, job title, details of apprenticeship framework, level, provider of apprenticeship.  Apprenticeships can be counted only if they represent a new post in a company.  An existing post in a business replaced by an apprenticeship post cannot be recorded
<b>New or improved commercial/business space (m2)</b>	<b>New or upgraded:</b> new buildings constructed as part of the project, refurbished, improved or adapted for productive use as part of the project.  <b>Improved:</b> Actual floor space or potential market value has been increased by some physical improvement.	An architect's floor plan drawings showing floor space area.  Copy of completion certificate to demonstrate works undertaken.  Surveyor reports from pre and post completion of works.

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2024**

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**ACHIEVEMENT AND PERFORMANCE - continued**

**Significant positive and negative factors within and outside control**

The most significant negative factor outside of CTUCP control is the acquisition and retention of empty buildings. CTUCP occupies disused and blighted buildings that generally have short leases. Mitigating this is CTUCP new strategy of acquiring longer term spaces in new developments as part of the developer's section 106 contributions. BaseKX was a pilot of this model, and CTUCP has secured another permanent space in an upcoming Camden development. Talks with other developers are ongoing.

**FINANCIAL REVIEW**

During the year the company made a loss on its unrestricted fund of £172,568. This is due to significant one-off spending in repairs to Collection Auction Rooms and refurbishment of Collective Infants School. Collective has introduced a service charge for its larger members, income from this is used to fund CTUCP's free hot-desking offer and build reserve for future renovations.

**Reserves Policy**

CTUCP currently holds unrestricted reserves of £239,066. Its transition from grant-funded to self-sufficiency has resulted in modification of its reserves policy.

**Financial effects of significant events**

Issues with acquisition of new space is mitigated by the capital CTUCP has begun to raise from service charge income, which would allow it to rent on a commercial basis if required

**Investment policy and objectives**

CTUCP may invest funds appropriately in line with its charities objectives.

**Principal risks**

Acquisition of buildings: the nature of CTUCP's work means that the largest risk is the acquisition of disused/blighted buildings as previous CTUCP spaces are leased commercially or demolished. CTUCP's exploration of longer-term, purpose-built space in new developments reduces its reliance on disused buildings, and the capital raised from rental income could, if required, be used to lease commercial space, maintaining the project's momentum as new sites are sourced.

CTUCP's close association with Camden Town Unlimited BID means that it can continue to use CTU staff in-kind contributions and, if required, direct funding to maintain its operations and momentum.

**Factors affecting financial performance going forward**

Meanwhile projects using temporary spaces requires flexibility but within these parameters the charity forecasts and has had an increasingly stronger financial outlook going forwards.

**Principal funding sources**

The charity has transitioned into self-sufficiency from the service charge applied to established Collective members.

**CTUCP COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2024**

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**FUTURE PLANS**

CTUCP is currently operating Collective Auction Rooms, and Collective Infants School but the priority remains identifying and refurbishing new site(s) to maintain the momentum CTUCP has built up over its years of operation. BaseKX is guaranteed for until December 2024 years so can provide a cushion to any relocation impact.

Collective has been running free co-working space since 2009 and has occupied 18 buildings in that time. The experience gained during this time has allowed CTUCP to refurbish buildings at minimal costs, providing only the features most important to start-up and micro businesses.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

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

**Recruitment and appointment of new trustees**

The Trustees are entitled to appoint new Trustees subject to the approval of the members.

The Trustees who severed during the whole period from 1 April 2023 to the date of this report were:

S W B Pitkeathley  
C A Seward  
D L Thomas  
M Sugar  
W Fulford  
R J Terry

**Organisational structure**

Flat, with one member of staff with additional Camden Town Unlimited staff support.

**Induction and training of new trustees**

There is a process of induction for new trustees which includes meetings with current trustees and the provision of key information.

**Related parties**

The Charity is connected to Camden Town Centre Limited (Camden Town Unlimited or CTU) as Camden Town Centre Limited is the sole member of the Charity. The principal activity of Camden Town Unlimited is the operation of a BID Management Company delivering a business improvement district in Camden Town.

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

Approved by order of the board of trustees on .....18/09/24..... and signed on its behalf by:



.....  
S W B Pitkeathley - Director

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
CTU COMMUNITY PROJECT**

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**Independent examiner's report to the trustees of CTU Community Project ('the Company')**

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2024.

**Responsibilities and basis of report**

As the charity's trustees of the Company (and also its directors 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 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**

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a registered member of ICAEW which is one of the listed bodies.

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

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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



John Howard FCA  
Azets Audit Services  
Chartered Accountants  
2<sup>nd</sup> Floor, Regis House  
45 King William Street  
London  
EC4R 9AN

Date: 25 September 2024

**CTU COMMUNITY PROJECT**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)**  
**FOR THE YEAR ENDED 31 MARCH 2024**

	Notes	Unrestricted fund £	Restricted fund £	2024 Total funds £	2023 Total funds £
<b>INCOME FROM</b>					
Charitable activities	2	287,295	-	287,295	284,581
Investment income	3	5,111	-	5,111	893
Other income		<u>-</u>	<u>-</u>	<u>-</u>	<u>893</u>
<b>Total</b>		<b>292,406</b>	<b>-</b>	<b>292,406</b>	<b>286,367</b>
<b>EXPENDITURE ON</b>					
<b>Charitable activities</b>	<b>4</b>				
The Collective Project		<u>464,974</u>	<u>9,976</u>	<u>474,950</u>	<u>284,995</u>
<b>NET INCOME/(EXPENDITURE)</b>		<b>(172,568)</b>	<b>(9,976)</b>	<b>(182,544)</b>	<b>1,372</b>
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>		<u>411,634</u>	<u>25,000</u>	<u>436,634</u>	<u>435,262</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><b>239,066</b></u>	<u><b>15,024</b></u>	<u><b>254,090</b></u>	<u><b>436,634</b></u>

The notes form part of these financial statements

**CTU COMMUNITY PROJECT**  
**STATEMENT OF FINANCIAL POSITION**  
**AT 31 MARCH 2024**

	Notes	2024 £	2023 £
<b>CURRENT ASSETS</b>			
Debtors	10	13,930	21,723
Cash at bank		<u>413,661</u>	<u>691,278</u>
		<b>427,591</b>	713,001
<b>CREDITORS</b>			
Amounts falling due within one year	11	<u>(173,501)</u>	<u>(276,367)</u>
<b>NET CURRENT ASSETS</b>		<u><b>254,090</b></u>	<u>436,634</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u><b>254,090</b></u>	436,634
<b>NET ASSETS</b>		<u><b>254,090</b></u>	<u>436,634</u>
<b>FUNDS</b>			
Unrestricted funds	13	239,066	411,634
Restricted funds		<u>15,024</u>	<u>25,000</u>
<b>TOTAL FUNDS</b>		<u><b>254,090</b></u>	<u>436,634</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2024.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2024 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

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

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

The financial statements were approved by the Board of Trustees on 18/09/24 and were signed on its behalf by:



.....  
S W B Pitkeathley -Trustee

## CTU COMMUNITY PROJECT

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

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#### 1. ACCOUNTING POLICIES

##### **Basis of preparing the financial statements**

These financial statements have been prepared in accordance with the Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; the Companies Act 2006; and the requirements of the Statement of Recognised Practice, Accounting and Reporting by Charities (effective 1 January 2015). The financial statements have been prepared under the historical cost convention.

The financial statements are presented in sterling (£) which is also the functional currency for the charity.

##### **Going concern**

Trustees are confident that the charities financial resources are sufficient to meet its liabilities for 12 months from authorising these financial statements and the budget income and expenditure remains sufficient with the level of reserves for the charity to continue as a going concern. The financial statements have therefore been prepared on a going concern basis.

##### **Judgements and key sources of estimation uncertainty**

The preparation of financial statements requires management to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on a continuing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

##### **Legal status**

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

##### **Public Benefit**

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

##### **Income**

All incoming resources are included in the Statement of Financial Activities (SoFA) when the charity is legally entitled to the income after any conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

Income from charitable activities includes bid income, income generated from pop up shops and rental income from sub-letting of the property held primarily for functional use by the charity.

Income from trading activities includes income earned from fundraising events held in the year, and consultancy fees.

##### **Expenditure**

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably. It is categorised under the following headings:

Costs of raising funds includes costs of generating voluntary income, fundraising events and fundraising trading.

Expenditure on charitable activities includes costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs allocated directly to such activities and those costs of an indirect nature necessary to support them.

Staff costs are allocated between cost headings according to the function of each employee.

**CTU COMMUNITY PROJECT**  
**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**FOR THE YEAR ENDED 31 MARCH 2024**

**1. ACCOUNTING POLICIES - continued**

**Taxation**

The charitable company is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part II Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

**Fund accounting**

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

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

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

**Debtors**

Other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid. Accrued income is measured at the amount due to be received.

**Cash at bank and in hand**

Cash at bank and 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 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.

Other creditors and accruals are recognised at their settlement amount 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 rate.

**2. INCOME FROM CHARITABLE ACTIVITIES**

		2024	2023
	Activity	£	£
Collective fixed desk service income	The Collective Project	<u>287,295</u>	<u>284,581</u>
		<u>287,295</u>	<u>284,581</u>

**3. INVESTMENT INCOME**

	2024	2023
	£	£
Deposit account interest	<u>5,111</u>	<u>893</u>

**CTU COMMUNITY PROJECT**

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
FOR THE YEAR ENDED 31 MARCH 2024**

**4. CHARITABLE ACTIVITIES COSTS**

	Direct costs	Support costs (See note 5)	Totals
	£	£	£
The Collective Project	<u>441,694</u>	<u>33,256</u>	<u>474,950</u>
Total 2023 (restated)	<u>270,468</u>	<u>14,527</u>	<u>284,995</u>

**5. SUPPORT COSTS**

	2024 The Collective Project £	2023 Total activities £ restated
Telephone and IT	1,197	918
Printing, Postage and stationery	95	-
Sundries	9,916	6,002
Other staff costs	216	-
Professional fees (£9,976 restricted)	16,666	969
Refreshment and meeting expenses	2,077	2,151
Bank charges	304	609
Tax	(1,200)	-
<b>Governance costs</b>		
Independent examination	3,150	2,900
Other Accountancy Services	<u>835</u>	<u>-</u>
	<u>33,256</u>	<u>14,527</u>

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

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

	2024 £	2023 £
Independent examination	<u>3,150</u>	<u>2,900</u>

**CTU COMMUNITY PROJECT**  
**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**FOR THE YEAR ENDED 31 MARCH 2024**

**7. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 March 2024 nor for the year ended 31 March 2023.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 March 2024 nor for the year ended 31 March 2023.

**8. STAFF COSTS**

Total staff emoluments for the year were as follows:	<b>2024</b> £	2023 £ Restated
Salary costs	<b>36,458</b>	35,000
National insurance	<u><b>3,776</b></u>	<u>3,748</u>
	<u><b>40,234</b></u>	<u>38,748</u>

The average number of people, excluding trustees, employed by the company during the year amounted to 1 (2023: 1).

No employees had employee benefits in excess of £60,000 (2023: nil)

The key management of the charitable company comprise the Trustees (2023: Trustees only). The Trustees do not receive any remuneration for this role.

**9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - 2023**

	Unrestricted fund £	Restricted fund £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
<b>Charitable activities</b>			
The Collective Project	284,581	-	284,581
Investment income	893	-	893
Other income	<u>893</u>	<u>-</u>	<u>893</u>
<b>Total</b>	286,367	-	286,367
<b>EXPENDITURE ON</b>			
<b>Charitable activities</b>			
The Collective Project	<u>284,995</u>	<u>-</u>	<u>284,995</u>
<b>Total</b>	<u>284,995</u>	<u>-</u>	<u>284,995</u>
<b>NET INCOME/(EXPENDITURE)</b>	1,372	-	1,372
<b>RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>	<u>410,262</u>	<u>25,000</u>	<u>435,262</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u><u>411,634</u></u>	<u><u>25,000</u></u>	<u><u>436,634</u></u>

**CTU COMMUNITY PROJECT**

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
FOR THE YEAR ENDED 31 MARCH 2024**

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

	2024	2023
	£	£
Other debtors	13,930	11,275
Prepayments and accrued income	-	10,448
	<u>13,930</u>	<u>21,723</u>

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

	2024	2023
	£	£
Trade creditors	144	9,867
Amounts owed to group undertakings	114,639	213,817
Other creditors	54,136	47,388
Accruals and deferred income	4,582	5,295
	<u>173,501</u>	<u>276,367</u>

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

	Unrestricted fund	Restricted fund	2024 Total funds	2023 Total funds
	£	£	£	£
Current assets	402,591	25,000	427,591	713,001
Current liabilities	<u>(173,501)</u>	-	<u>(173,501)</u>	<u>(276,367)</u>
	<u>229,090</u>	<u>25,000</u>	<u>254,090</u>	<u>436,634</u>

**13. MOVEMENT IN FUNDS**

	At 1/4/23	Net movement in funds	At 31/3/24
	£	£	£
<b>Unrestricted funds</b>			
General fund	411,634	(172,568)	239,066
<b>Restricted funds</b>			
C3	25,000	(9,976)	15,024
	<u>436,634</u>	<u>(182,544)</u>	<u>254,090</u>
<b>TOTAL FUNDS</b>			

**CTU COMMUNITY PROJECT**  
**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**FOR THE YEAR ENDED 31 MARCH 2024**

**13. MOVEMENT IN FUNDS – continued**

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

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	292,406	(464,974)	(172,568)
	<u>292,406</u>	<u>(464,974)</u>	<u>(172,568)</u>
<b>TOTAL UNRESTRICTED FUNDS</b>	<b><u>292,406</u></b>	<b><u>(464,974)</u></b>	<b><u>(172,568)</u></b>
	Incoming resources £	Resources expended £	Movement in funds £
<b>Restricted funds</b>			
C3	-	(9,976)	(9,976)
	<u>-</u>	<u>(9,976)</u>	<u>(9,976)</u>
<b>TOTAL RESTRICTED FUNDS</b>	<b><u>-</u></b>	<b><u>(9,976)</u></b>	<b><u>(9,976)</u></b>

**Comparatives for movement in funds**

	At 1/4/22 £	Net movement in funds £	At 31/3/23 £
<b>Unrestricted Funds</b>			
General fund	410,262	1,372	411,634
<b>Restricted Funds</b>			
C3	25,000	-	25,000
	<u>435,262</u>	<u>1,372</u>	<u>436,634</u>
<b>TOTAL FUNDS</b>	<b><u>435,262</u></b>	<b><u>1,372</u></b>	<b><u>436,634</u></b>

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

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	286,367	(284,995)	1,372
	<u>286,367</u>	<u>(284,995)</u>	<u>1,372</u>
<b>TOTAL FUNDS</b>	<b><u>286,367</u></b>	<b><u>(284,995)</u></b>	<b><u>1,372</u></b>

**Restricted funds**

C3 is CTU CP's long-term ambition to secure a permanent Collective space, anchoring an investment that captures uplift and continues to produce social outputs indefinitely.

**14. RELATED PARTY DISCLOSURES**

Included in creditors is a balance of £114,639 (2023: £213,817) due to Camden Town Centre Limited, a company who is the sole member of the charity. This balance has been paid post year end.

During the year the Charity was charged £94,277 (2023: £93,469) by Camden Town Centre Limited in respect of salary costs.





**CTU COMMUNITY PROJECT**

England & Wales - Charity number 1148689

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# Accounts

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**REGISTERED COMPANY NUMBER: 08032671 (England and Wales)**  
**REGISTERED CHARITY NUMBER: 1148689**

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES AND**  
**UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023**

**CTU COMMUNITY PROJECT**  
**CONTENTS OF THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2023**

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**CTU COMMUNITY PROJECT**  
**REFERENCE AND ADMINISTRATIVE DETAILS**  
**FOR THE YEAR ENDED 31 MARCH 2023**

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**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Company number**

08032671 (England and Wales)

**Registered Charity number**

1148689

**Registered office**

Collective Auction Rooms

5-7 Buck Street

London

NW1 8NJ

**Trustees/Directors**

S W B Pitkeathley

C A Seward

D L Thomas

M Sagar

W Fulford

R Terry

**Independent examiner**

John Howard FCA

Azets Audit Services

2<sup>nd</sup> Floor, Regis House

45 King William Street

London

EC4R 9AN

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2023**

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The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2023. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015).

### **OBJECTIVES AND ACTIVITIES**

The objectives of the charity are principally the promotion for the public benefit of urban regeneration in areas of social and economic deprivation (and in particular within the London Borough of Camden). The trustees confirm that they have referred to the guidance contained in the charity commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities.

CTU Community project [CTUCP] was established to provide centres for business hot-desking space and lease empty shops to give people who have pop up shop ideas an opportunity to trade.

#### **Main activities to further public benefit**

CTUCP's main activity is providing free hot-desking space and subsidised private offices for start-up businesses in Camden, this provides a wide range of public benefits:

- **Business Creation:** the support provided by CTUCP, not only through business space but also training and collaboration opportunities allows start-ups to experiment with their business model, push for growth, and become viable, mature businesses more quickly.
- **Job Creation:** the growth of these businesses creates new jobs, reducing unemployment and delivering social and economic uplift to the area. Many Collective businesses also offer work experience to young people.
- **Building occupancy benefits:** bringing blighted and disused buildings into use brings footfall to underused areas, increasing turnover for local retailers and reducing crime through passive crime defence.
- **Business space creation:** London's business space is under pressure due to the increasing value of residential units and legislation making the conversion of office space to residential more attractive. CTUCP provides business space, not only nurturing the growth of innovative start-ups but also supporting existing SMEs.

In planning CTUCP's activities for the year the trustees kept in mind the Charity Commissions guidance on public benefit at trustee meetings.

The promotion for the public benefit of urban regeneration in areas of social and economic deprivation (and in particular within the London Borough of Camden) by all or any of the following means:

- (a) the relief of poverty;
- (b) the relief of unemployment;
- (c) the advancement of education, training or retraining, particularly among unemployed people, and providing unemployed people with work experience;
- (d) the provision of financial assistance, technical assistance or business advice or consultancy in order to Provide training and employment opportunities for unemployed people in cases of financial or other charitable need through help:
  - (i) in setting up their own business, or
  - (ii) to existing businesses;
- (e) the creation of training and employment opportunities by the provision of workspace, buildings, and/or land for use on favourable terms;
- (f) such other means as may from time to time be determined subject to the prior written consent of the charity commission; and together with the pursuance of such other charitable purposes consistent with the above as the trustees in their absolute discretion shall determine.

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2023**

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**OBJECTIVES AND ACTIVITIES - continued**

**Short and long-term aims and objectives**

In the short term CTUCP continues to offer free & subsidised business space to start-up businesses. CTUCP's long-term goal is to create a funding package to secure permanent space(s), anchoring an investment that can continue to provide social outputs, repay any investments and provide capital for future charitable works.

**ACHIEVEMENT AND PERFORMANCE**

**Summary of main achievements of the charity**

- Collective Auction Rooms: CTUCP continues to operate a coworking space in the heart of Camden Town.
- CTUCP continues its partnership with UCL advances to operate BaseKX, purpose built co-working space on Camley street.

**Significant charitable activities**

CTUCP have running a coworking space in the heart of Camden Town. Research into C3, CTUCP's long-term ambition to secure a permanent Collective space continues, C3 will anchor an investment that captures uplift and continues to produce social outputs indefinitely. From March 2020 CTUCP waived all service charge fees due to the Covid-19 pandemic, they resumed in August 2020.

**Achievements against objectives**

CTUCP has quantified its social and economic outputs in 2020-23

- 473 hotdesking members
- 117 jobs created
- 281 businesses supported
- 44 young people inspired
- 102 events held by Collective members
- 6 charities supported

£14.6m of finance raised by members

**Performance of material fundraising activities**

CTUCP is in a surplus building phase, raising capital for future building renovation works. CTUCP continues to investigate grants for the project.

**Investment performance against objectives**

CTUCP records its performance based on the performance indicators used in its grant-funded stage as well as its charitable objectives.

**Effect of expenditure incurred to raise income in future**

To date preparation for future funding has required no expenditure aside from staff time.

**Impact reporting**

CTUCP continues to use the performance indicators arising from the several years it was funded and monitored by the GLA, Camden Council and Camden Town Unlimited.

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2023**

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**ACHIEVEMENT AND PERFORMANCE - continued**

**Summary of measures/indicators used to assess performance:**

<b>Outputs</b>	<b>Definitions</b>	<b>Verification</b>
<b>Public Realm improvements (m2)</b>	Improved: significant improvement in the quality of the built environment through improved use of space, urban design and improved quality of materials used. Could be linked to measurement of time savings, reductions in road safety incidents, increased perception etc. New: space which was previously not for public use which is transformed into pavement, road, street furniture & park area.	Architect drawings demonstrating the area improved (before and after) and invoices and contracts to demonstrate work has been commissioned and completed. The designs should be supplied as part of invoicing.
<b>Value of match funding (£) from partner bodies as a result of GLA investment</b>	Covers all funding committed to Mayoral projects or programmes. Two types recorded include: 1) Direct match in the Grant Agreement and monitored as part of the project quarterly claims; 2) Match committed to a programme or area-based intervention where there is a series of complementary investments.	Value of other funding attracted to the target area in addition to GLA funding.++Gross funds spent - completed schedule signed by Finance Director, validated by receipts.++In kind contributions - all contributions should be converted to cash and signed off by Finance Director. Validated as above by receipts, time sheets, invoices.
<b>No. of jobs created</b>	<b>New</b> - should not have existed in the London borough or the employer before the intervention. <b>Permanent</b> - should have a life expectancy of at least 26 wks. FTE - 35hrs or more per wk.	<b>Business</b> - name, address, post code, telephone number, ownership and number of employees.  <b>Job</b> - title of the new or attracted job, contract of employment with expected start date, hours of work.  Letter or form signed by employer to confirm jobs are as a result of the project.  To avoid double counting, a job must not be counted again if it is filled over time by different people.  Safeguarded jobs (i.e. those that may have been lost without the intervention) are not included.  Positions created before the start of the current Mayoral term are not to be included, even if they are recorded as achieved after the start of the Mayoral term (for example referring to outcomes recorded after 26 weeks).
<b>No. of jobs safeguarded</b>	Must be a permanent, FT equivalent job which is at risk when the project is approved. At risk is defined as being forecast to be lost normally within one year (i.e. must be specified or if the sector is in longer term decline a longer period might be appropriate).	<b>Business</b> – name, address, post code, telephone number, contact details, ownership, number of employees  <b>Safeguarded</b> – job title, contract of employment and duration (1 year of longer), hours of work (for FTE calculation)  A letter from employer or form at end of project confirming that safeguarded job is as a result of project.

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2023**

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**ACHIEVEMENT AND PERFORMANCE - continued**

**Summary of measures/indicators used to assess performance - continued**

<b>Outputs</b>	<b>Definitions</b>	<b>Verification</b>
<b>Increase in business turnover</b>	Increased financial turnover can be defined as the volume of a business output in terms of profits over a given number of years or period of time	Annual audited business accounts, via Company House.
<b>Increase in visitor satisfaction</b>	Increase in visitor satisfaction in the target area over agreed period.	Start and End Surveys of town centre users – at start of delivery (baseline position) and at end
<b>Increase in footfall</b>	Also known as People Counting or Shopper Counting, as the measurement of the number of people entering passing a certain location or entering a shop or shopping mall. An increase in footfall is measure from the baseline position over a period of time compared to another survey after an expected change or trend has taken place.	Survey count verification comparing baseline position at two particular locations where people are expected to pass or enter and a new survey count at a different time or date.
<b>Reduction in vacancy rate</b>	Vacancy rates are statistics kept on vacancies in rental properties, homes for sale, and hotels. High vacancy rates are usually viewed as a sign that the market is struggling, while low rates are desirable, because they indicate that property is a hot commodity and that vacancies rarely remain unfilled for very long.	Consulting census data, local government offices.
<b>New apprenticeship starts</b>	A job with an accompanying skills development programme designed by employers in the sector. Allowing apprentice to gain technical knowledge, real practical experience, with functional and personal skills.	Name or employee number, details of previous employment (or worklessness), employee start date, apprenticeship start date (if different), postcode, date of birth, gender, ethnic origin, disability, criminal convictions, job title, details of apprenticeship framework, level, provider of apprenticeship.  Apprenticeships can be counted only if they represent a new post in a company.  An existing post in a business replaced by an apprenticeship post cannot be recorded An architect's floor plan drawings showing floor space area.  Copy of completion certificate to demonstrate works undertaken.  Surveyor reports from pre and post completion of works.
<b>New or improved commercial/business space (m2)</b>	<b>New or upgraded:</b> new buildings constructed as part of the project, refurbished, improved or adapted for productive use as part of the project.  <b>Improved:</b> Actual floor space or potential market value has been increased by some physical improvement.	

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2023**

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**ACHIEVEMENT AND PERFORMANCE - continued**

**Significant positive and negative factors within and outside control**

The most significant negative factor outside of CTUCP control is the acquisition and retention of empty buildings. CTUCP occupies disused and blighted buildings that generally have short leases. Mitigating this is CTUCP new strategy of acquiring longer term spaces in new developments as part of the developer's section 106 contributions. BaseKX was a pilot of this model, and CTUCP has secured another permanent space in an upcoming Camden development. Talks with other developers are ongoing.

**FINANCIAL REVIEW**

During the year the company made a surplus on its unrestricted fund of £1,371. Collective introduces a service charge as a member businesses grows and matures, income from this is used to fund CTUCP's free hot-desking offer and build reserve for future renovations.

**Reserves Policy**

CTUCP currently holds unrestricted reserves of £174,885. Its transition from grant-funded to self-sufficiency has resulted in modification of its reserves policy. There are large capital costs associated with the refurbishment of new Collective space; therefore, CTUCP continues to build reserves now that it's up and running in Collective Auction Rooms.

**Financial effects of significant events**

Issues with acquisition of new space is mitigated by the capital CTUCP has begun to raise from service charge income, which would allow it to rent on a commercial basis if required

**Investment policy and objectives**

CTUCP may invest funds appropriately in line with its charities objectives.

**Principal risks**

Acquisition of buildings: the nature of CTUCP's work means that the largest risk is the acquisition of disused/blighted buildings as previous CTUCP spaces are leased commercially or demolished. CTUCP's exploration of longer-term, purpose-built space in new developments reduces its reliance on disused buildings, and the capital raised from rental income could, if required, be used to lease commercial space, maintaining the project's momentum as new sites are sourced.

CTUCP's close association with Camden Town Unlimited BID means that it can continue to use CTU staff in-kind contributions and, if required, direct funding to maintain its operations and momentum.

**Factors affecting financial performance going forward**

Meanwhile projects using temporary spaces requires flexibility but within these parameters the charity forecasts and has had an increasingly stronger financial outlook going forwards.

**Principal funding sources**

The charity has transitioned into self-sufficiency from the service charge applied to established Collective members.

**COVID 19**

The Covid-19 pandemic had a significant impact on CTUCP's operations in 20-21. From March 2020 CTUCP waived all service charge fees, they resumed in August 2020. CTUCP instigated a one way system improved cleaning regime and additional covid-safe restrictions. It closed the free hotdesking aspect for the first lockdown, later opening it with a booking system and at a reduced capacity. BaseKX remained closed for much of 20-21. There has been more churn than usual in Collective over the last year, but as of August 2021 the offices are once again at full capacity. The full impact of the pandemic and resultant increase in working from home on the workspace sector is yet to be seen, but with service charges around 1/3 of the market rate Collective occupies a unique space in the market. It continues to investigate how best to serve start-ups in Camden in the post-pandemic world.

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2023**

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**FUTURE PLANS**

CTUCP is currently operating Collective Auction Rooms, but the priority remains identifying and refurbishing new site(s) to maintain the momentum CTUCP has built up over its years of operation. BaseKX is guaranteed for until December 2024 years so can provide a cushion to any relocation impact.

Collective has been running free co-working space since 2009 and has occupied 18 buildings in that time. The experience gained during this time has allowed CTUCP to refurbish buildings at minimal costs, providing only the features most important to start-up and micro businesses.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

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

**Recruitment and appointment of new trustees**

The Trustees are entitled to appoint new Trustees subject to the approval of the members.

The Trustees who severed during the whole period from 1 April 2022 to the date of this report were:

S W B Pitkeathley  
C A Seward  
D L Thomas  
M Sugar  
W Fulford  
R J Terry

**Organisational structure**

Flat, with one member of staff with additional Camden Town Unlimited staff support.

**Induction and training of new trustees**

There is a process of induction for new trustees which includes meetings with current trustees and the provision of key information.

**Related parties**

The Charity is connected to Camden Town Centre Limited (Camden Town Unlimited or CTU) as Camden Town Centre Limited is the sole member of the Charity. The principal activity of Camden Town Unlimited is the operation of a BID Management Company delivering a business improvement district in Camden Town.

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

Approved by order of the board of trustees on 20.11.23 ..... and signed on its behalf by:



.....  
S W B Pitkeathley - Director

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
CTU COMMUNITY PROJECT**

---

**Independent examiner's report to the trustees of CTU Community Project ('the Company')**

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2023.

**Responsibilities and basis of report**

As the charity's trustees of the Company (and also its directors 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 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**

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a registered member of ICAEW which is one of the listed bodies.

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

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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



John Howard FCA  
Azets Audit Services  
Chartered Accountants  
2<sup>nd</sup> Floor, Regis House  
45 King William Street  
London  
EC4R 9AN

Date: 23 November 2023  
Date: .....

**CTU COMMUNITY PROJECT**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)**  
**FOR THE YEAR ENDED 31 MARCH 2023**

	Notes	Unrestricted fund £	Restricted fund £	2023 Total funds £	2022 Total funds £
<b>INCOME FROM</b>					
Charitable activities	2	284,581	-	284,581	251,803
Investment income	3	893	-	893	55
Other income		<u>893</u>	<u>-</u>	<u>893</u>	<u>775</u>
<b>Total</b>		<b>286,367</b>	<b>-</b>	<b>286,367</b>	<b>252,633</b>
<b>EXPENDITURE ON</b>					
<b>Charitable activities</b>	<b>4</b>				
The Collective Project		<u>284,995</u>	<u>-</u>	<u>284,995</u>	<u>410,173</u>
<b>NET INCOME/(EXPENDITURE)</b>		<b>1,372</b>	<b>-</b>	<b>1,372</b>	<b>(157,540)</b>
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		<u>410,262</u>	<u>25,000</u>	<u>435,262</u>	<u>592,802</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b><u>410,262</u></b>	<b><u>25,000</u></b>	<b><u>436,634</u></b>	<b><u>435,262</u></b>

The notes form part of these financial statements

**CTU COMMUNITY PROJECT**  
**STATEMENT OF FINANCIAL POSITION**  
**AT 31 MARCH 2023**

	Notes	2023 £	2022 £
<b>CURRENT ASSETS</b>			
Debtors	10	21,723	66,792
Cash at bank		<u>691,278</u>	<u>530,306</u>
		<b>713,001</b>	597,098
<b>CREDITORS</b>			
Amounts falling due within one year	11	<b>(276,367)</b>	(161,836)
		<u>436,634</u>	<u>435,262</u>
<b>NET CURRENT ASSETS</b>			
		<b>436,634</b>	435,262
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			
		<u>436,634</u>	<u>435,262</u>
<b>NET ASSETS</b>			
		<u>436,634</u>	<u>435,262</u>
<b>FUNDS</b>			
	13		
Unrestricted funds		411,634	410,262
Restricted funds		<u>25,000</u>	<u>25,000</u>
<b>TOTAL FUNDS</b>			
		<u>436,634</u>	<u>435,562</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2023 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

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

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

The financial statements were approved by the Board of Trustees on .....20.11.23..... and were signed on its behalf by:



.....  
S W B Pitkeathley -Trustee

The notes form part of these financial statements

**CTU COMMUNITY PROJECT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2023**

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**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with the Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; the Companies Act 2006; and the requirements of the Statement of Recognised Practice, Accounting and Reporting by Charities (effective 1 January 2015). The financial statements have been prepared under the historical cost convention.

The financial statements are presented in sterling (£) which is also the functional currency for the charity.

**Going concern**

Trustees are confident that the charities financial resources are sufficient to meet its liabilities for 12 months from authorising these financial statements and the budget income and expenditure remains sufficient with the level of reserves for the charity to continue as a going concern. The financial statements have therefore been prepared on a going concern basis.

**Judgements and key sources of estimation uncertainty**

The preparation of financial statements requires management to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on a continuing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

**Legal status**

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

**Public Benefit**

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

**Income**

All incoming resources are included in the Statement of Financial Activities (SoFA) when the charity is legally entitled to the income after any conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

Income from charitable activities includes bid income, income generated from pop up shops and rental income from sub-letting of the property held primarily for functional use by the charity.

Income from trading activities includes income earned from fundraising events held in the year, and consultancy fees.

**Expenditure**

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably. It is categorised under the following headings:

Costs of raising funds includes costs of generating voluntary income, fundraising events and fundraising trading.

Expenditure on charitable activities includes costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs allocated directly to such activities and those costs of an indirect nature necessary to support them.

Staff costs are allocated between cost headings according to the function of each employee.

**Allocation and apportionment of costs**

All costs are allocated between the expenditure categories on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly, others are apportioned on an appropriate basis, for example, time spent, per capita or floor area.

## CTU COMMUNITY PROJECT

### NOTES TO THE FINANCIAL STATEMENTS - CONTINUED FOR THE YEAR ENDED 31 MARCH 2023

#### 1. ACCOUNTING POLICIES - continued

##### Taxation

The charitable company is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part II Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

##### Fund accounting

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

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

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

##### Debtors

Other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid. Accrued income is measured at the amount due to be received.

##### Cash at bank and in hand

Cash at bank and 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 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.

Other creditors and accruals are recognised at their settlement amount 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 rate.

#### 2. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2023 £	2022 £
Collective fixed desk service income	The Collective Project	<u>284,581</u>	<u>251,803</u>
		<u>284,581</u>	<u>251,803</u>

#### 3. INVESTMENT INCOME

	2023 £	2022 £
Deposit account interest	<u>893</u>	<u>55</u>

**CTU COMMUNITY PROJECT**

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
FOR THE YEAR ENDED 31 MARCH 2023**

**4. CHARITABLE ACTIVITIES COSTS**

	Direct costs	Support costs (See note 5)	Totals
	£	£	£
The Collective Project	<u>93,469</u>	<u>191,526</u>	<u>284,995</u>
Total 2022	<u>83,935</u>	<u>326,238</u>	<u>410,173</u>

**5. SUPPORT COSTS**

	2023 The Collective Project £	2022 Total activities £
Accommodation	9,363	9,363
Insurance	1,343	1,232
Light and heat	14,420	15,004
Telephone and IT	7,834	11,041
Printing, Postage and stationery	-	80
Sundries	6,002	6,177
Other staff costs	-	-
Repairs and maintenance	36,108	14,853
Cleaning	24,021	24,411
Professional fees	969	1,215
Refreshment and meeting expenses	2,151	2,167
Bank charges	609	612
Buck Street Renovation	83,078	237,335
Hawley Infants renovation	1,750	-
Accountancy and legal fees	2,900	2,950
Event costs	978	-
Tax	-	(202)
	<u>191,526</u>	<u>326,238</u>

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

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

	2023 £	2022 £
Independent examination	<u>2,500</u>	<u>2,150</u>

**CTU COMMUNITY PROJECT**

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
FOR THE YEAR ENDED 31 MARCH 2023**

**7. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 March 2023 nor for the year ended 31 March 2022.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 March 2023 nor for the year ended 31 March 2022.

**8. STAFF COSTS**

The total staff cost in the year was £93,469 (2022: £83,571), all of which were charged against the direct costs of the charitable activity.

	2023 £	2022 £
Total staff emoluments for the year were as follows:		
Salary costs	83,581	75,633
National insurance	8,009	6,738
Pension	<u>1,879</u>	<u>1,200</u>
	<u><b>93,469</b></u>	<u><b>83,571</b></u>

The average number of people, excluding trustees, employed by the company during the year amounted to 1 (2022: 1.6).

No employees had employee benefits in excess of £60,000 (2022: £60,000)

The key management of the charitable company comprise the Trustees (2022: Trustees only). The Trustees do not receive any remuneration for this role.

**9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - 2022**

	Unrestricted fund £	Restricted fund £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
<b>Charitable activities</b>			
The Collective Project	251,803	-	251,803
Investment income	55	-	55
Other income	<u>775</u>	<u>-</u>	<u>775</u>
<b>Total</b>	252,633	-	252,633
<b>EXPENDITURE ON</b>			
<b>Charitable activities</b>			
The Collective Project	<u>410,173</u>	<u>-</u>	<u>410,173</u>
<b>Total</b>	410,173	-	410,173
<b>NET INCOME/(EXPENDITURE)</b>	(157,540)	-	(157,540)
<b>RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>	<u>567,802</u>	<u>25,000</u>	<u>592,802</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u><b>410,262</b></u>	<u><b>25,000</b></u>	<u><b>435,262</b></u>

**CTU COMMUNITY PROJECT**  
**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**FOR THE YEAR ENDED 31 MARCH 2023**

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

	2023	2022
	£	£
Other debtors	11,275	55,282
Prepayments and accrued income	<u>10,448</u>	<u>11,510</u>
	<u><b>21,723</b></u>	<u><b>66,792</b></u>

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

	2023	2022
	£	£
Trade creditors	9,867	12,887
Amounts owed to group undertakings	213,817	102,575
Other creditors	47,388	42,296
Accruals and deferred income	<u>5,295</u>	<u>4,078</u>
	<u><b>276,376</b></u>	<u><b>161,836</b></u>

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

	Unrestricted fund	Restricted fund	2023 Total funds	2022 Total funds
	£	£	£	£
Current assets	688,001	25,000	713,001	597,098
Current liabilities	<u>(276,367)</u>	<u>-</u>	<u>(276,367)</u>	<u>(161,836)</u>
	<u><b>411,634</b></u>	<u><b>25,000</b></u>	<u><b>436,634</b></u>	<u><b>435,262</b></u>

**13. MOVEMENT IN FUNDS**

	At 1/4/22	Net movement in funds	At 31/3/23
	£	£	£
<b>Unrestricted funds</b>			
General fund	410,262	1,372	411,634
<b>Restricted funds</b>			
C3	25,000	-	25,000
	<u>410,262</u>	<u>1,372</u>	<u>411,634</u>
<b>TOTAL FUNDS</b>	<u><b>435,262</b></u>	<u><b>1,372</b></u>	<u><b>436,634</b></u>

**CTU COMMUNITY PROJECT**  
**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**FOR THE YEAR ENDED 31 MARCH 2023**

**13. MOVEMENT IN FUNDS – continued**

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

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	286,367	(284,995)	1,372
	<u>286,367</u>	<u>(284,995)</u>	<u>1,372</u>
<b>TOTAL UNRESTRICTED FUNDS</b>			

	Incoming resources £	Resources expended £	Movement in funds £
<b>Restricted funds</b>			
C3	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
<b>TOTAL RESTRICTED FUNDS</b>			

**Comparatives for movement in funds**

	At 1/4/21 £	Net movement in funds £	At 31/3/22 £
<b>Unrestricted Funds</b>			
General fund	567,802	(157,540)	410,262
<b>Restricted Funds</b>			
C3	25,000	-	25,000
	<u>592,802</u>	<u>(157,540)</u>	<u>435,262</u>
<b>TOTAL FUNDS</b>			

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

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	252,633	(410,173)	(157,540)
	<u>252,633</u>	<u>(410,173)</u>	<u>(157,540)</u>
<b>TOTAL FUNDS</b>			

**Restricted funds**

C3 is CTU CP's long-term ambition to secure a permanent Collective space, anchoring an investment that captures uplift and continues to produce social outputs indefinitely.

**14. RELATED PARTY DISCLOSURES**

Included in creditors is a balance of £213,817 (2022: £102,575) due to Camden Town Centre Limited, a company who is the sole member of the charity. None of the balance has been paid post year end.

During the year the Charity was charged £93,469 (2022: £83,571) by Camden Town Centre Limited in respect of salary costs.

**CTU COMMUNITY PROJECT**  
**DETAILED STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31 MARCH 2023**

	2023	2022
	£	£
<b>INCOME AND ENDOWMENTS</b>		
<b>Charitable activities</b>		
Collective fixed desk service income	<u>284,581</u>	<u>251,803</u>
	<b>284,581</b>	251,803
Other income	893	775
<b>Investment income</b>		
Deposit account interest	<u>893</u>	<u>55</u>
	<b>286,367</b>	252,633
<b>Total incoming resources</b>	<b>286,367</b>	252,633
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
Collective Costs	<u>93,469</u>	<u>83,935</u>
	<b>93,469</b>	83,935
<b>Support costs</b>		
<b>Management</b>		
Accommodation	9,363	9,363
Insurance	1,343	1,232
Light and heat	14,420	15,004
Telephone and IT	7,834	11,041
Printing, Postage and stationery	-	80
Sundries	6,002	6,177
Other staff costs	-	-
Repairs and maintenance	36,108	14,853
Cleaning	24,021	24,411
Professional fees	969	1,215
Buck Street renovation	83,078	237,335
Hawley Infants renovation	1,750	-
Event costs	978	-
Refreshment and meeting expenses	<u>2,151</u>	<u>2,167</u>
	<b>188,017</b>	322,878
<b>Finance</b>		
Bank charges	609	612
Tax	-	(202)
<b>Governance costs</b>		
Accountancy and legal fees	<u>2,900</u>	<u>2,950</u>
	<b>284,995</b>	410,173
<b>Total resources expended</b>	<b>284,995</b>	410,173
<b>Net income/(expenditure)</b>	<b>1,372</b>	(157,540)

**CTU COMMUNITY PROJECT**

England & Wales - Charity number 1148689

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# Accounts

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**REGISTERED COMPANY NUMBER: 08032671 (England and Wales)**  
**REGISTERED CHARITY NUMBER: 1148689**

**CTU COMMUNITY PROJECT  
REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022**

**CTU COMMUNITY PROJECT**  
**CONTENTS OF THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2022**

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**CTU COMMUNITY PROJECT**  
**REFERENCE AND ADMINISTRATIVE DETAILS**  
**FOR THE YEAR ENDED 31 MARCH 2022**

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**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Company number**  
08032671 (England and Wales)

**Registered Charity number**  
1148689

**Registered office**  
Collective Auction Rooms  
5-7 Buck Street  
London  
NW1 8NJ

**Trustees/Directors**  
S W B Pitkeathley  
C A Seward  
D L Thomas  
M Sagar  
W Fulford  
R Terry

**Independent examiner**  
John Howard FCA  
Azets Audit Services  
2<sup>nd</sup> Floor, Regis House  
45 King William Street  
London  
EC4R 9AN

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2022**

---

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2022. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015).

**OBJECTIVES AND ACTIVITIES**

The objectives of the charity are principally the promotion for the public benefit of urban regeneration in areas of social and economic deprivation (and in particular within the London Borough of Camden). The trustees confirm that they have referred to the guidance contained in the charity commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities.

CTU Community project [CTUCP] was established to provide centres for business hot-desking space and lease empty shops to give people who have pop up shop ideas an opportunity to trade.

**Main activities to further public benefit**

CTUCP's main activity is providing free hot-desking space and subsidised private offices for start-up businesses in Camden, this provides a wide range of public benefits:

- **Business Creation:** the support provided by CTUCP, not only through business space but also training and collaboration opportunities allows start-ups to experiment with their business model, push for growth, and become viable, mature businesses more quickly.
- **Job Creation:** the growth of these businesses creates new jobs, reducing unemployment and delivering social and economic uplift to the area. Many Collective businesses also offer work experience to young people.
- **Building occupancy benefits:** bringing blighted and disused buildings into use brings footfall to underused areas, increasing turnover for local retailers and reducing crime through passive crime defence.
- **Business space creation:** London's business space is under pressure due to the increasing value of residential units and legislation making the conversion of office space to residential more attractive. CTUCP provides business space, not only nurturing the growth of innovative start-ups but also supporting existing SMEs.

In planning CTUCP's activities for the year the trustees kept in mind the Charity Commissions guidance on public benefit at trustee meetings.

The promotion for the public benefit of urban regeneration in areas of social and economic deprivation (and in particular within the London Borough of Camden) by all or any of the following means:

- (a) the relief of poverty;
- (b) the relief of unemployment;
- (c) the advancement of education, training or retraining, particularly among unemployed people, and providing unemployed people with work experience;
- (d) the provision of financial assistance, technical assistance or business advice or consultancy in order to Provide training and employment opportunities for unemployed people in cases of financial or other charitable need through help:
  - (i) in setting up their own business, or
  - (ii) to existing businesses;
- (e) the creation of training and employment opportunities by the provision of workspace, buildings, and/or land for use on favourable terms;
- (f) such other means as may from time to time be determined subject to the prior written consent of the charity commission; and together with the pursuance of such other charitable purposes consistent with the above as the trustees in their absolute discretion shall determine.

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2022**

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**OBJECTIVES AND ACTIVITIES - continued**

**Short and long-term aims and objectives**

In the short term CTUCP continues to offer free & subsidised business space to start-up businesses. CTUCP's long-term goal is to create a funding package to secure permanent space(s), anchoring an investment that can continue to provide social outputs, repay any investments and provide capital for future charitable works.

**ACHIEVEMENT AND PERFORMANCE**

**Summary of main achievements of the charity**

- Collective Auction Rooms: CTUCP continues to operate a coworking space in the heart of Camden Town.
- CTUCP continues its partnership with UCL advances to operate BaseKX, purpose built co-working space on Camley street.

**Significant charitable activities**

CTUCP have running a coworking space in the heart of Camden Town. Research into C3, CTUCP's long-term ambition to secure a permanent Collective space continues, C3 will anchor an investment that captures uplift and continues to produce social outputs indefinitely.

**Achievements against objectives**

CTUCP has quantified the social and economic outputs since it began in 2012:

- 6,184m2 of new creative space
- 675 hotdesking members
- 214 jobs created
- 394 businesses supported
- 367 work experience placements
- £12.7m of new finance raised by members
- 1,981 hours of business support
- £25.5m total project value

**Performance of material fundraising activities**

CTUCP is in a surplus building phase, raising capital for future building renovation works. CTUCP continues to investigate grants for the project.

**Investment performance against objectives**

CTUCP records its performance based on the performance indicators used in its grant-funded stage as well as its charitable objectives.

**Effect of expenditure incurred to raise income in future**

To date preparation for future funding has required no expenditure aside from staff time.

**Impact reporting**

CTUCP continues to use the performance indicators arising from the several years it was funded and monitored by the GLA, Camden Council and Camden Town Unlimited.

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2022**

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**ACHIEVEMENT AND PERFORMANCE - continued**

**Summary of measures/indicators used to assess performance:**

<b>Outputs</b>	<b>Definitions</b>	<b>Verification</b>
<b>Public Realm improvements (m2)</b>	Improved: significant improvement in the quality of the built environment through improved use of space, urban design and improved quality of materials used. Could be linked to measurement of time savings, reductions in road safety incidents, increased perception etc. New: space which was previously not for public use which is transformed into pavement, road, street furniture & park area.	Architect drawings demonstrating the area improved (before and after) and invoices and contracts to demonstrate work has been commissioned and completed. The designs should be supplied as part of invoicing.
<b>Value of match funding (£) from partner bodies as a result of GLA investment</b>	Covers all funding committed to Mayoral projects or programmes. Two types recorded include: 1) Direct match in the Grant Agreement and monitored as part of the project quarterly claims; 2) Match committed to a programme or area-based intervention where there is a series of complementary investments.	Value of other funding attracted to the target area in addition to GLA funding.++Gross funds spent - completed schedule signed by Finance Director, validated by receipts.++In kind contributions - all contributions should be converted to cash and signed off by Finance Director. Validated as above by receipts, time sheets, invoices.
<b>No. of jobs created</b>	<b>New</b> - should not have existed in the London borough or the employer before the intervention. <b>Permanent</b> - should have a life expectancy of at least 26 wks. FTE - 35hrs or more per wk.	<b>Business</b> - name, address, post code, telephone number, ownership and number of employees. <b>Job</b> - title of the new or attracted job, contract of employment with expected start date, hours of work.  Letter or form signed by employer to confirm jobs are as a result of the project.  To avoid double counting, a job must not be counted again if it is filled over time by different people.  Safeguarded jobs (i.e. those that may have been lost without the intervention) are not included.
<b>No. of jobs safeguarded</b>	Must be a permanent, FT equivalent job which is at risk when the project is approved. At risk is defined as being forecast to be lost normally within one year (i.e. must be specified or if the sector is in longer term decline a longer period might be appropriate).	Positions created before the start of the current Mayoral term are not to be included, even if they are recorded as achieved after the start of the Mayoral term (for example referring to outcomes recorded after 26 weeks). <b>Business</b> – name, address, post code, telephone number, contact details, ownership, number of employees <b>Safeguarded</b> – job title, contract of employment and duration (1 year of longer), hours of work (for FTE calculation)  A letter from employer or form at end of project confirming that safeguarded job is as a result of project.

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2022**

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**ACHIEVEMENT AND PERFORMANCE - continued**

**Summary of measures/indicators used to assess performance - continued**

<b>Outputs</b>	<b>Definitions</b>	<b>Verification</b>
<b>Increase in business turnover</b>	Increased financial turnover can be defined as the volume of a business output in terms of profits over a given number of years or period of time	Annual audited business accounts, via Company House.
<b>Increase in visitor satisfaction</b>	Increase in visitor satisfaction in the target area over agreed period.	Start and End Surveys of town centre users – at start of delivery (baseline position) and at end
<b>Increase in footfall</b>	Also known as People Counting or Shopper Counting, as the measurement of the number of people entering passing a certain location or entering a shop or shopping mall. An increase in footfall is measure from the baseline position over a period of time compared to another survey after an expected change or trend has taken place.	Survey count verification comparing baseline position at two particular locations where people are expected to pass or enter and a new survey count at a different time or date.
<b>Reduction in vacancy rate</b>	Vacancy rates are statistics kept on vacancies in rental properties, homes for sale, and hotels. High vacancy rates are usually viewed as a sign that the market is struggling, while low rates are desirable, because they indicate that property is a hot commodity and that vacancies rarely remain unfilled for very long.	Consulting census data, local government offices.
<b>New apprenticeship starts</b>	A job with an accompanying skills development programme designed by employers in the sector. Allowing apprentice to gain technical knowledge, real practical experience, with functional and personal skills.	Name or employee number, details of previous employment (or worklessness), employee start date, apprenticeship start date (if different), postcode, date of birth, gender, ethnic origin, disability, criminal convictions, job title, details of apprenticeship framework, level, provider of apprenticeship.  Apprenticeships can be counted only if they represent a new post in a company.  An existing post in a business replaced by an apprenticeship post cannot be recorded
<b>New or improved commercial/business space (m2)</b>	<b>New or upgraded:</b> new buildings constructed as part of the project, refurbished, improved or adapted for productive use as part of the project.  <b>Improved:</b> Actual floor space or potential market value has been increased by some physical improvement.	An architect's floor plan drawings showing floor space area.  Copy of completion certificate to demonstrate works undertaken.  Surveyor reports from pre and post completion of works.

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2022**

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**ACHIEVEMENT AND PERFORMANCE - continued**

**Significant positive and negative factors within and outside control**

The most significant negative factor outside of CTUCP control is the acquisition and retention of empty buildings. CTUCP occupies disused and blighted buildings that generally have short leases. Mitigating this is CTUCP new strategy of acquiring longer term spaces in new developments as part of the developer's section 106 contributions. BaseKX was a pilot of this model, and CTUCP has secured another permanent space in an upcoming Camden development. Talks with other developers are ongoing.

**FINANCIAL REVIEW**

During the year the company made a loss of £157,540. This was due to significant one-off expenditure on fire-proofing works in Collective Auction Rooms.

**Reserves Policy**

CTUCP currently holds unrestricted reserves of £410,262. Its transition from grant-funded to self-sufficiency has resulted in modification of its reserves policy. There are large capital costs associated with the refurbishment of new Collective space; therefore, CTUCP continues to build reserves now that it's up and running in Collective Auction Rooms.

**Financial effects of significant events**

Issues with acquisition of new space is mitigated by the capital CTUCP has begun to raise from service charge income, which would allow it to rent on a commercial basis if required

**Investment policy and objectives**

CTUCP may invest funds appropriately in line with its charities objectives.

**Principal risks**

Acquisition of buildings: the nature of CTUCP's work means that the largest risk is the acquisition of disused/blighted buildings as previous CTUCP spaces are leased commercially or demolished. CTUCP's exploration of longer-term, purpose-built space in new developments reduces its reliance on disused buildings, and the capital raised from rental income could, if required, be used to lease commercial space, maintaining the project's momentum as new sites are sourced.

CTUCP's close association with Camden Town Unlimited BID means that it can continue to use CTU staff in-kind contributions and, if required, direct funding to maintain its operations and momentum.

**Factors affecting financial performance going forward**

Meanwhile projects using temporary spaces requires flexibility but within these parameters the charity forecasts and has had an increasingly stronger financial outlook going forwards.

**Principal funding sources**

The charity has transitioned into self-sufficiency from the service charge applied to established Collective members.

**COVID 19**

The Covid-19 pandemic had a significant impact on CTUCP's operations in 20-21. From March 2020 CTUCP waived all service charge fees, they resumed in August 2020. CTUCP instigated a one way system improved cleaning regime and additional covid-safe restrictions. It closed the free hotdesking aspect for the first lockdown, later opening it with a booking system and at a reduced capacity. BaseKX remained closed for much of 20-21. There has been more churn than usual in Collective over the last year, but as of August 2022 the offices are once again at full capacity. The full impact of the pandemic and resultant increase in working from home on the workspace sector is yet to be seen, but with service charges around 1/3 of the market rate Collective occupies a unique space in the market. It continues to investigate how best to serve start-ups in Camden in the post-pandemic world.

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2022**

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**FUTURE PLANS**

CTUCP is currently operating a new space, but the priority remains identifying and refurbishing new site(s) to maintain the momentum CTUCP has built up over its years of operation. BaseKX is guaranteed until December 2024 years so can provide a cushion to any relocation impact.

Collective has been running free co-working space since 2009 and has occupied 18 buildings in that time. The experience gained during this time has allowed CTUCP to refurbish buildings at minimal costs, providing only the features most important to start-up and micro businesses.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

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

**Recruitment and appointment of new trustees**

The Trustees are entitled to appoint new Trustees subject to the approval of the members.

The Trustees who served during the whole period from 1 April 2021 to the date of this report were:

S W B Pitkeathley  
C A Seward  
D L Thomas  
M Sugar  
W Fulford  
R J Terry

**Organisational structure**

Flat, with 2 members of staff with separate responsibilities

**Induction and training of new trustees**

There is a process of induction for new trustees which includes meetings with current trustees and the provision of key information.

**Related parties**

The Charity is connected to Camden Town Centre Limited (Camden Town Unlimited or CTU) as Camden Town Centre Limited is the sole member of the Charity. The principal activity of Camden Town Unlimited is the operation of a BID Management Company delivering a business improvement district in Camden Town.

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

Approved by order of the board of trustees on 03/11/2022 and signed on its behalf by:



.....  
S W B Pitkeathley - Director

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
CTU COMMUNITY PROJECT**

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**Independent examiner's report to the trustees of CTU Community Project ('the Company')**

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2022.

**Responsibilities and basis of report**

As the charity's trustees of the Company (and also its directors 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 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**

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a registered member of ICAEW which is one of the listed bodies.

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

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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



John Howard FCA  
Azets Audit Services  
Chartered Accountants  
2<sup>nd</sup> Floor, Regis House  
45 King William Street  
London  
EC4R 9AN

Date: 07 November 2022

**CTU COMMUNITY PROJECT**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)**  
**FOR THE YEAR ENDED 31 MARCH 2022**

	Notes	Unrestricted fund £	Restricted fund £	Total 2022 funds £	Total 2021 funds £
<b>INCOME FROM</b>					
Charitable activities	2	251,803	-	251,803	128,182
Investment income	3	55	-	55	1,063
Other income		<u>775</u>	<u>-</u>	<u>775</u>	<u>-</u>
<b>Total</b>		<b>252,633</b>	<b>-</b>	<b>252,633</b>	<b>129,245</b>
<b>EXPENDITURE ON</b>					
<b>Charitable activities</b>	<b>4</b>				
The Collective Project		<u>410,173</u>	<u>-</u>	<u>410,173</u>	<u>97,631</u>
<b>NET INCOME/(EXPENDITURE)</b>		<b>(157,540)</b>	<b>-</b>	<b>(157,540)</b>	<b>31,614</b>
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>		<u>567,802</u>	<u>25,000</u>	<u>592,802</u>	<u>561,188</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><u>410,262</u></u>	<u><u>25,000</u></u>	<u><u>435,262</u></u>	<u><u>592,802</u></u>

The notes form part of these financial statements

**CTU COMMUNITY PROJECT**  
**STATEMENT OF FINANCIAL POSITION**  
**AT 31 MARCH 2022**

	Notes	2022 £	2021 £
<b>CURRENT ASSETS</b>			
Debtors	10	66,792	15,421
Cash at bank		<u>530,306</u>	<u>700,555</u>
		<b>597,098</b>	715,976
<b>CREDITORS</b>			
Amounts falling due within one year	11	<u>(161,836)</u>	(123,174)
		<b>435,262</b>	<u>592,802</u>
<b>NET CURRENT ASSETS</b>		<b>435,262</b>	<u>592,802</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>435,262</b>	592,802
<b>NET ASSETS</b>		<b>435,262</b>	<u>592,802</u>
<b>FUNDS</b>			
	13		
Unrestricted funds		410,262	567,802
Restricted funds		<u>25,000</u>	<u>25,000</u>
<b>TOTAL FUNDS</b>		<b>435,262</b>	<u>592,802</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2022 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

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

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

The financial statements were approved by the Board of Trustees on 03/11/2022 and were signed on its behalf by:



.....  
S W B Pitkeathley -Trustee

## CTU COMMUNITY PROJECT

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

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#### 1. ACCOUNTING POLICIES

##### **Basis of preparing the financial statements**

These financial statements have been prepared in accordance with the Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; the Companies Act 2006; and the requirements of the Statement of Recognised Practice, Accounting and Reporting by Charities (effective 1 January 2015). The financial statements have been prepared under the historical cost convention.

The financial statements are presented in sterling (£) which is also the functional currency for the charity.

##### **Going concern**

Camden Collective experienced a loss in 21-22. This was due to the one-off capital costs of fireproofing works in Collective Auction Rooms. No significant renovations are foreseen in this space in the coming years, which means Collective is forecast to be once again building reserves going forwards. Trustees are confident that the charities financial resources are sufficient to meet its liabilities for 12 months from authorising these financial statements and the budget income and expenditure remains sufficient with the level of reserves for the charity to continue as a going concern. The financial statements have therefore been prepared on a going concern basis.

##### **Judgements and key sources of estimation uncertainty**

The preparation of financial statements requires management to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on a continuing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

##### **Legal status**

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

##### **Public Benefit**

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

##### **Income**

All incoming resources are included in the Statement of Financial Activities (SoFA) when the charity is legally entitled to the income after any conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

Income from charitable activities includes bid income, income generated from pop up shops and rental income from sub-letting of the property held primarily for functional use by the charity.

Income from trading activities includes income earned from fundraising events held in the year, and consultancy fees.

##### **Expenditure**

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably. It is categorised under the following headings:

Costs of raising funds includes costs of generating voluntary income, fundraising events and fundraising trading.

Expenditure on charitable activities includes costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs allocated directly to such activities and those costs of an indirect nature necessary to support them.

Staff costs are allocated between cost headings according to the function of each employee.

##### **Allocation and apportionment of costs**

All costs are allocated between the expenditure categories on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly, others are apportioned on an appropriate basis, for example, time spent, per capita or floor area.

## CTU COMMUNITY PROJECT

### NOTES TO THE FINANCIAL STATEMENTS - CONTINUED FOR THE YEAR ENDED 31 MARCH 2022

#### 1. ACCOUNTING POLICIES - continued

##### Taxation

The charitable company is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part II Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

##### Fund accounting

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

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

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

##### Debtors

Other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid. Accrued income is measured at the amount due to be received.

##### Cash at bank and in hand

Cash at bank and 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 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.

Other creditors and accruals are recognised at their settlement amount 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 rate.

#### 2. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2022 £	2021 £
Collective fixed desk service income	The Collective Project	251,803	128,182
		<u>251,803</u>	<u>128,182</u>

#### 3. INVESTMENT INCOME

	2022 £	2021 £
Deposit account interest	<u>55</u>	<u>1,063</u>

CTU COMMUNITY PROJECT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
FOR THE YEAR ENDED 31 MARCH 2022

4. CHARITABLE ACTIVITIES COSTS

	Direct costs	Support costs (See note 5)	Totals
	£	£	£
The Collective Project	<u>83,935</u>	<u>326,238</u>	<u>410,173</u>
Total 2021	<u>32,792</u>	<u>64,839</u>	<u>97,631</u>

5. SUPPORT COSTS

	2022 The Collective Project £	2021 Total activities £
Accommodation	9,363	9,363
Insurance	1,232	1,712
Light and heat	15,004	9,120
Telephone and IT	11,041	7,302
Printing, Postage and stationery	80	1
Sundries	6,177	415
Other staff costs	-	2,842
Repairs and maintenance	14,853	13,142
Cleaning	24,411	17,445
Professional fees	1,215	335
Refreshment and meeting expenses	2,167	-
Bank charges	612	354
Buck Street Renovation	237,335	-
Accountancy and legal fees	2,950	1,800
Tax	(202)	1,008
	<u>326,238</u>	<u>64,839</u>

6. NET INCOME/(EXPENDITURE)

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

	2022 £	2021 £
Independent examination	<u>2,150</u>	<u>1,800</u>

CTU COMMUNITY PROJECT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
FOR THE YEAR ENDED 31 MARCH 2022

7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2022 nor for the year ended 31 March 2021.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 March 2022 nor for the year ended 31 March 2021.

8. STAFF COSTS

The total staff cost in the year was £83,571 (2021: £32,501), all of which were charged against the direct costs of the charitable activity.

	2022 £	2021 £
Total staff emoluments for the year were as follows:		
Salary costs	75,633	27,818
National insurance	6,738	3,803
Pension	<u>1,200</u>	<u>880</u>
	<u><b>83,571</b></u>	<u><b>32,501</b></u>

The average number of people, excluding trustees, employed by the company during the year amounted to 1.6 (2021: 2).

No employees had employee benefits in excess of £60,000 (2021: None)

The key management of the charitable company comprise the Trustees (2021: Trustees only). The Trustees do not receive any remuneration for this role.

9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - 2021

	Unrestricted fund £	Restricted fund £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
<b>Charitable activities</b>			
The Collective Project	128,182	-	128,182
Investment income	1,063	-	1,063
Other income	<u>-</u>	<u>-</u>	<u>-</u>
<b>Total</b>	129,245	-	129,245
<b>EXPENDITURE ON</b>			
<b>Charitable activities</b>			
The Collective Project	<u>(97,631)</u>	<u>-</u>	<u>(97,631)</u>
<b>Total</b>	<u>(97,631)</u>	<u>-</u>	<u>(97,631)</u>
<b>NET INCOME/(EXPENDITURE)</b>	(31,614)	-	(31,614)
<b>RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>	<u>536,188</u>	<u>25,000</u>	<u>561,188</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u><u>567,802</u></u>	<u><u>25,000</u></u>	<u><u>592,802</u></u>

**CTU COMMUNITY PROJECT**  
**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**FOR THE YEAR ENDED 31 MARCH 2022**

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

	2022	2021
	£	£
Other debtors	55,282	15,421
Prepayments and accrued income	<u>11,510</u>	<u>-</u>
	<u><b>66,792</b></u>	<u><b>15,421</b></u>

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

	2022	2021
	£	£
Bank Loan	-	50,000
Trade creditors	12,887	1,463
Amounts owed to group undertakings	102,575	33,418
Other creditors	42,296	36,293
Accruals and deferred income	<u>4,078</u>	<u>2,000</u>
	<u><b>161,836</b></u>	<u><b>123,174</b></u>

A Coronavirus Bounce Back Loan was taken out in May 2020 and repaid in April 2021.

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

	Unrestricted fund	Restricted fund	2022 Total funds	2021 Total funds
	£	£	£	£
Current assets	572,098	25,000	597,098	715,976
Current liabilities	<u>(161,836)</u>	<u>-</u>	<u>(161,836)</u>	<u>(123,174)</u>
	<u><b>410,262</b></u>	<u><b>25,000</b></u>	<u><b>435,262</b></u>	<u><b>592,802</b></u>

**13. MOVEMENT IN FUNDS**

	At 1/4/21	Net movement in funds	At 31/3/22
	£	£	£
<b>Unrestricted funds</b>			
General fund	567,802	(157,540)	410,262
<b>Restricted funds</b>			
C3	25,000	-	25,000
	<u>592,802</u>	<u>(157,540)</u>	<u>435,262</u>
<b>TOTAL FUNDS</b>	<u><b>592,802</b></u>	<u><b>(157,540)</b></u>	<u><b>435,262</b></u>

CTU COMMUNITY PROJECT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
FOR THE YEAR ENDED 31 MARCH 2022

13. MOVEMENT IN FUNDS – continued

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

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	252,633	(410,173)	(157,540)
	<u>          </u>	<u>          </u>	<u>          </u>
<b>TOTAL UNRESTRICTED FUNDS</b>	<u>252,633</u>	<u>(410,173)</u>	<u>(157,540)</u>

	Incoming resources £	Resources expended £	Movement in funds £
<b>Restricted funds</b>			
C3	-	-	-
	<u>          </u>	<u>          </u>	<u>          </u>
<b>TOTAL RESTRICTED FUNDS</b>	<u>-</u>	<u>-</u>	<u>-</u>

Comparatives for movement in funds

	At 1/4/20 £	Net movement in funds £	At 31/3/21 £
<b>Unrestricted Funds</b>			
General fund	536,188	31,614	567,802
<b>Restricted Funds</b>			
C3	25,000	-	25,000
	<u>          </u>	<u>          </u>	<u>          </u>
<b>TOTAL FUNDS</b>	<u>561,188</u>	<u>31,614</u>	<u>592,802</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	129,245	(97,631)	31,614
	<u>          </u>	<u>          </u>	<u>          </u>
<b>TOTAL FUNDS</b>	<u>129,245</u>	<u>(97,631)</u>	<u>31,614</u>

**Restricted funds**

C3 is CTU CP's long-term ambition to secure a permanent Collective space, anchoring an investment that captures uplift and continues to produce social outputs indefinitely.

14. RELATED PARTY DISCLOSURES

Included in creditors is a balance of £102,575 (2021: £33,418) due to Camden Town Centre Limited, a company who is the sole member of the charity. None of the balance has been paid post year end.

During the year the Charity was charged £83,571 (2021: £33,247) by Camden Town Centre Limited in respect of salary costs.

**CTU COMMUNITY PROJECT**  
**DETAILED STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31 MARCH 2022**

	2022 £	2021 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Charitable activities</b>		
Collective fixed desk service income	<u>251,803</u>	<u>128,182</u>
	251,803	128,182
Other income	775	-
<b>Investment income</b>		
Deposit account interest	55	1,063
	<u>252,633</u>	<u>129,245</u>
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
Collective Costs	<u>83,935</u>	<u>32,792</u>
	83,935	32,792
<b>Support costs</b>		
<b>Management</b>		
Accommodation	9,363	9,363
Insurance	1,232	1,712
Light and heat	15,004	9,120
Telephone and IT	11,041	7,302
Printing, Postage and stationery	80	1
Sundries	6,177	415
Other staff costs	-	2,842
Repairs and maintenance	14,853	13,142
Cleaning	24,411	17,445
Professional fees	1,215	335
Buck Street renovation	237,335	-
Refreshment and meeting expenses	<u>2,167</u>	<u>-</u>
	322,878	61,677
<b>Finance</b>		
Bank charges	612	354
Tax	(202)	1,008
<b>Governance costs</b>		
Accountancy and legal fees	<u>2,950</u>	<u>1,800</u>
	410,173	64,839
<b>Total resources expended</b>	<u>410,173</u>	<u>64,839</u>
<b>Net income/(expenditure)</b>	<u>(157,540)</u>	<u>31,614</u>

**CTU COMMUNITY PROJECT**

England & Wales - Charity number 1148689

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# Accounts

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**REGISTERED COMPANY NUMBER: 08032671 (England and Wales)**  
**REGISTERED CHARITY NUMBER: 1148689**

**CTU COMMUNITY PROJECT  
REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021**

**CTU COMMUNITY PROJECT**  
**CONTENTS OF THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2021**

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**CTU COMMUNITY PROJECT**  
**REFERENCE AND ADMINISTRATIVE DETAILS**  
**FOR THE YEAR ENDED 31 MARCH 2021**

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**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Company number**

08032671 (England and Wales)

**Registered Charity number**

1148689

**Registered office**

Collective Auction Rooms

5-7 Buck Street

London

NW1 8NJ

**Trustees/Directors**

S W B Pitkeathley

Director only

C A Seward

D L Thomas

M Sagar

W Fulford

R Terry

**Independent examiner**

John Howard FCA

Azets Audit Services

2<sup>nd</sup> Floor, Regis House

45 King William Street

London

EC4R 9AN

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2021**

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The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015).

**OBJECTIVES AND ACTIVITIES**

The objectives of the charity are principally the promotion for the public benefit of urban regeneration in areas of social and economic deprivation (and in particular within the London Borough of Camden). The trustees confirm that they have referred to the guidance contained in the charity commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities.

CTU Community project [CTUCP] was established to provide centres for business hot-desking space and lease empty shops to give people who have pop up shop ideas an opportunity to trade.

**Main activities to further public benefit**

CTUCP's main activity is providing free hot-desking space and subsidised private offices for start-up businesses in Camden, this provides a wide range of public benefits:

- **Business Creation:** the support provided by CTUCP, not only through business space but also training and collaboration opportunities allows start-ups to experiment with their business model, push for growth, and become viable, mature businesses more quickly.
- **Job Creation:** the growth of these businesses creates new jobs, reducing unemployment and delivering social and economic uplift to the area. Many Collective businesses also offer work experience to young people.
- **Building occupancy benefits:** bringing blighted and disused buildings into use brings footfall to underused areas, increasing turnover for local retailers and reducing crime through passive crime defence.
- **Business space creation:** London's business space is under pressure due to the increasing value of residential units and legislation making the conversion of office space to residential more attractive. CTUCP provides business space, not only nurturing the growth of innovative start-ups but also supporting existing SMEs.

In planning CTUCP's activities for the year the trustees kept in mind the Charity Commissions guidance on public benefit at trustee meetings.

The promotion for the public benefit of urban regeneration in areas of social and economic deprivation (and in particular within the London Borough of Camden) by all or any of the following means:

- (a) the relief of poverty;
- (b) the relief of unemployment;
- (c) the advancement of education, training or retraining, particularly among unemployed people, and providing unemployed people with work experience;
- (d) the provision of financial assistance, technical assistance or business advice or consultancy in order to Provide training and employment opportunities for unemployed people in cases of financial or other charitable need through help:
  - (i) in setting up their own business, or
  - (ii) to existing businesses;
- (e) the creation of training and employment opportunities by the provision of workspace, buildings, and/or land for use on favourable terms;
- (f) such other means as may from time to time be determined subject to the prior written consent of the charity commission; and together with the pursuance of such other charitable purposes consistent with the above as the trustees in their absolute discretion shall determine.

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2021**

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**OBJECTIVES AND ACTIVITIES - continued**

**Short and long-term aims and objectives**

In the short term CTUCP continues to offer free & subsidised business space to start-up businesses. CTUCP's long-term goal is to create a funding package to secure permanent space(s), anchoring an investment that can continue to provide social outputs, repay any investments and provide capital for future charitable works.

**ACHIEVEMENT AND PERFORMANCE**

**Summary of main achievements of the charity**

- Collective Auction Rooms: CTUCP continues to operate a coworking space in the heart of Camden Town.
- CTUCP continues its partnership with UCL advances to operate BaseKX, purpose built co-working space on Camley street.

**Significant charitable activities**

CTUCP have running a coworking space in the heart of Camden Town. Research into C3, CTUCP's long-term ambition to secure a permanent Collective space continues, C3 will anchor an investment that captures uplift and continues to produce social outputs indefinitely. From March 2020 CTUCP waived all service charge fees due to the Covid-19 pandemic, they resumed in August 2020.

**Achievements against objectives**

CTUCP has quantified the social and economic outputs since it began in 2012:

- 6,184m<sup>2</sup> of new creative space
- 675 hotdesking members
- 214 jobs created
- 394 businesses supported
- 367 work experience placements
- £12.7m of new finance raised by members
- 1,981 hours of business support
- £25.5m total project value

**Performance of material fundraising activities**

CTUCP is in a surplus building phase, raising capital for future building renovation works. CTUCP continues to investigate grants for the project.

**Investment performance against objectives**

CTUCP records its performance based on the performance indicators used in its grant-funded stage as well as its charitable objectives.

**Effect of expenditure incurred to raise income in future**

To date preparation for future funding has required no expenditure aside from staff time.

**Impact reporting**

CTUCP continues to use the performance indicators arising from the several years it was funded and monitored by the GLA, Camden Council and Camden Town Unlimited.

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2021**

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**ACHIEVEMENT AND PERFORMANCE - continued**

**Summary of measures/indicators used to assess performance:**

<b>Outputs</b>	<b>Definitions</b>	<b>Verification</b>
<b>Public Realm improvements (m2)</b>	Improved: significant improvement in the quality of the built environment through improved use of space, urban design and improved quality of materials used. Could be linked to measurement of time savings, reductions in road safety incidents, increased perception etc. New: space which was previously not for public use which is transformed into pavement, road, street furniture & park area.	Architect drawings demonstrating the area improved (before and after) and invoices and contracts to demonstrate work has been commissioned and completed. The designs should be supplied as part of invoicing.
<b>Value of match funding (£) from partner bodies as a result of GLA investment</b>	Covers all funding committed to Mayoral projects or programmes. Two types recorded include: 1) Direct match in the Grant Agreement and monitored as part of the project quarterly claims; 2) Match committed to a programme or area-based intervention where there is a series of complementary investments.	Value of other funding attracted to the target area in addition to GLA funding.++Gross funds spent - completed schedule signed by Finance Director, validated by receipts.++In kind contributions - all contributions should be converted to cash and signed off by Finance Director. Validated as above by receipts, time sheets, invoices.
<b>No. of jobs created</b>	<b>New</b> - should not have existed in the London borough or the employer before the intervention. <b>Permanent</b> - should have a life expectancy of at least 26 wks. FTE - 35hrs or more per wk.	<b>Business</b> - name, address, post code, telephone number, ownership and number of employees.  <b>Job</b> - title of the new or attracted job, contract of employment with expected start date, hours of work.  Letter or form signed by employer to confirm jobs are as a result of the project.  To avoid double counting, a job must not be counted again if it is filled over time by different people.  Safeguarded jobs (i.e. those that may have been lost without the intervention) are not included.  Positions created before the start of the current Mayoral term are not to be included, even if they are recorded as achieved after the start of the Mayoral term (for example referring to outcomes recorded after 26 weeks).
<b>No. of jobs safeguarded</b>	Must be a permanent, FT equivalent job which is at risk when the project is approved. At risk is defined as being forecast to be lost normally within one year (i.e. must be specified or if the sector is in longer term decline a longer period might be appropriate).	<b>Business</b> – name, address, post code, telephone number, contact details, ownership, number of employees  <b>Safeguarded</b> – job title, contract of employment and duration (1 year of longer), hours of work (for FTE calculation)  A letter from employer or form at end of project confirming that safeguarded job is as a result of project.

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2021**

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**ACHIEVEMENT AND PERFORMANCE - continued**

**Summary of measures/indicators used to assess performance - continued**

<b>Outputs</b>	<b>Definitions</b>	<b>Verification</b>
<b>Increase in business turnover</b>	Increased financial turnover can be defined as the volume of a business output in terms of profits over a given number of years or period of time	Annual audited business accounts, via Company House.
<b>Increase in visitor satisfaction</b>	Increase in visitor satisfaction in the target area over agreed period.	Start and End Surveys of town centre users – at start of delivery (baseline position) and at end
<b>Increase in footfall</b>	Also known as People Counting or Shopper Counting, as the measurement of the number of people entering passing a certain location or entering a shop or shopping mall. An increase in footfall is measure from the baseline position over a period of time compared to another survey after an expected change or trend has taken place.	Survey count verification comparing baseline position at two particular locations where people are expected to pass or enter and a new survey count at a different time or date.
<b>Reduction in vacancy rate</b>	Vacancy rates are statistics kept on vacancies in rental properties, homes for sale, and hotels. High vacancy rates are usually viewed as a sign that the market is struggling, while low rates are desirable, because they indicate that property is a hot commodity and that vacancies rarely remain unfilled for very long.	Consulting census data, local government offices.
<b>New apprenticeship starts</b>	A job with an accompanying skills development programme designed by employers in the sector. Allowing apprentice to gain technical knowledge, real practical experience, with functional and personal skills.	Name or employee number, details of previous employment (or worklessness), employee start date, apprenticeship start date (if different), postcode, date of birth, gender, ethnic origin, disability, criminal convictions, job title, details of apprenticeship framework, level, provider of apprenticeship.  Apprenticeships can be counted only if they represent a new post in a company.  An existing post in a business replaced by an apprenticeship post cannot be recorded
<b>New or improved commercial/business space (m2)</b>	<b>New or upgraded:</b> new buildings constructed as part of the project, refurbished, improved or adapted for productive use as part of the project.  <b>Improved:</b> Actual floor space or potential market value has been increased by some physical improvement.	An architect's floor plan drawings showing floor space area.  Copy of completion certificate to demonstrate works undertaken.  Surveyor reports from pre and post completion of works.

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 202**

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**ACHIEVEMENT AND PERFORMANCE - continued**

**Significant positive and negative factors within and outside control**

The most significant negative factor outside of CTUCP control is the acquisition and retention of empty buildings. CTUCP occupies disused and blighted buildings that generally have short leases. Mitigating this is CTUCP new strategy of acquiring longer term spaces in new developments as part of the developer's section 106 contributions. BaseKX was a pilot of this model, and CTUCP has secured another permanent space in an upcoming Camden development. Talks with other developers are ongoing.

**FINANCIAL REVIEW**

During the year the company made a surplus on its unrestricted fund of £31,614. Collective introduces a service charge as a member businesses grows and matures, income from this is used to fund CTUCP's free hot-desking offer and build reserve for future renovations.

**Reserves Policy**

CTUCP currently holds unrestricted reserves of £350,555. Its transition from grant-funded to self-sufficiency has resulted in modification of its reserves policy. There are large capital costs associated with the refurbishment of new Collective space; therefore, CTUCP continues to build reserves now that it's up and running in Collective Auction Rooms.

**Financial effects of significant events**

Issues with acquisition of new space is mitigated by the capital CTUCP has begun to raise from service charge income, which would allow it to rent on a commercial basis if required

**Investment policy and objectives**

CTUCP may invest funds appropriately in line with its charities objectives.

**Principal risks**

- Acquisition of buildings: the nature of CTUCP's work means that the largest risk is the acquisition of disused/blighted buildings as previous CTUCP spaces are leased commercially or demolished. CTUCP's exploration of longer-term, purpose-built space in new developments reduces its reliance on disused buildings, and the capital raised from rental income could, if required, be used to lease commercial space, maintaining the project's momentum as new sites are sourced.

CTUCP's close association with Camden Town Unlimited BID means that it can continue to use CTU staff in-kind contributions and, if required, direct funding to maintain its operations and momentum.

**Factors affecting financial performance going forward**

Meanwhile projects using temporary spaces requires flexibility but within these parameters the charity forecasts and has had an increasingly stronger financial outlook going forwards.

**Principal funding sources**

The charity has transitioned into self-sufficiency from the service charge applied to establish Collective members.

**COVID 19**

The Covid-19 pandemic had a significant impact on CTUCP's operations in 20-21. From March 2020 CTUCP waived all service charge fees, they resumed in August 2020. CTUCP instigated a one way system improved cleaning regime and additional covid-safe restrictions. It closed the free hotdesking aspect for the first lockdown, later opening it with a booking system and at a reduced capacity. BaseKX remained closed for much of 20-21. There has been more churn than usual in Collective over the last year, but as of August 2021 the offices are once again at full capacity. The full impact of the pandemic and resultant increase in working from home on the workspace sector is yet to be seen, but with service charges around 1/3 of the market rate Collective occupies a unique space in the market. It continues to investigate how best to serve start-ups in Camden in the post-pandemic world.

**CTU COMMUNITY PROJECT**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2021**

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**FUTURE PLANS**

CTUCP is currently operating a new space, but the priority remains identifying and refurbishing new site(s) to maintain the momentum CTUCP has built up over its years of operation. BaseKX is guaranteed for until December 2024 years so can provide a cushion to any relocation impact.

Collective has been running free co-working space since 2009 and has occupied 18 buildings in that time. The experience gained during this time has allowed CTUCP to refurbish buildings at minimal costs, providing only the features most important to start-up and micro businesses.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

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

**Recruitment and appointment of new trustees**

The Trustees are entitled to appoint new Trustees subject to the approval of the members.

The Trustees who severed during the whole period from 1 April 2020 to the date of this report were:

S W B Pitkeathley – Director only  
C A Seward  
D L Thomas  
M Sugar  
W Fulford  
R J Terry

**Organisational structure**

Flat, with 2 members of staff with separate responsibilities

**Induction and training of new trustees**

There is a process of induction for new trustees which includes meetings with current trustees and the provision of key information.

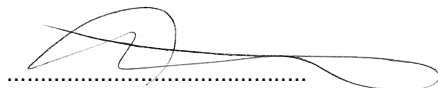
**Related parties**

The Charity is connected to Camden Town Centre Limited (Camden Town Unlimited or CTU) as Camden Town Centre Limited is the sole member of the Charity. The principal activity of Camden Town Unlimited is the operation of a BID Management Company delivering a business improvement district in Camden Town.

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

15/10/2021

Approved by order of the board of trustees on ..... and signed on its behalf by:



.....  
S W B Pitkeathley - Director

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
CTU COMMUNITY PROJECT**

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**Independent examiner's report to the trustees of CTU Community Project ('the Company')**

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2021.

**Responsibilities and basis of report**

As the charity's trustees of the Company (and also its directors 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 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**

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

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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



John Howard FCA  
Azets Audit Services  
Chartered Accountants  
2<sup>nd</sup> Floor, Regis House  
45 King William Street  
London  
EC4R 9AN

Date: 19 October 2021 .....

**CTU COMMUNITY PROJECT**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)**  
**FOR THE YEAR ENDED 31 MARCH 2021**

	Notes	Unrestricted fund £	Restricted fund £	Total 2021 funds £	Total 2020 funds £
<b>INCOME FROM</b>					
Charitable activities	2	128,182	-	128,182	350,204
Investment income	3	1,063	-	1,063	4,241
Other income		-	-	-	1,110
<b>Total</b>		<b>129,245</b>	<b>-</b>	<b>129,245</b>	<b>355,555</b>
<b>EXPENDITURE ON</b>					
<b>Charitable activities</b>	<b>4</b>				
The Collective Project		<u>97,631</u>	-	<u>97,631</u>	<u>175,885</u>
<b>NET INCOME/(EXPENDITURE)</b>		<b>31,614</b>	<b>-</b>	<b>31,614</b>	<b>179,670</b>
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		<u>536,188</u>	<u>25,000</u>	<u>561,188</u>	<u>381,518</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b><u>567,802</u></b>	<b><u>25,000</u></b>	<b><u>592,802</u></b>	<b><u>561,188</u></b>

The notes form part of these financial statements

**CTU COMMUNITY PROJECT**  
**STATEMENT OF FINANCIAL POSITION**  
**AT 31 MARCH 2021**

	Notes	2021 £	2020 £
<b>CURRENT ASSETS</b>			
Debtors	10	15,421	640
Cash at bank		<u>700,555</u>	<u>782,138</u>
		<b>715,976</b>	<b>782,778</b>
<b>CREDITORS</b>			
Amounts falling due within one year	11	<u>(123,174)</u>	<u>(221,590)</u>
<b>NET CURRENT ASSETS</b>		<u><b>592,802</b></u>	<u>561,188</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u><b>592,802</b></u>	<u>561,188</u>
<b>NET ASSETS</b>		<u><b>592,802</b></u>	<u>561,188</u>
<b>FUNDS</b>			
Unrestricted funds	13	567,802	536,188
Restricted funds		<u>25,000</u>	<u>25,000</u>
<b>TOTAL FUNDS</b>		<u><b>592,802</b></u>	<u>561,188</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2021 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

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

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

The financial statements were approved by the Board of Trustees on 15/10/2021 and were signed on its behalf by:



.....  
S W B Pitkeathley -Trustee

The notes form part of these financial statements

**CTU COMMUNITY PROJECT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 202**

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**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with the Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; the Companies Act 2006; and the requirements of the Statement of Recognised Practice, Accounting and Reporting by Charities (effective 1 January 2015). The financial statements have been prepared under the historical cost convention.

The financial statements are presented in sterling (£) which is also the functional currency for the charity.

**Going concern**

The immediate impact of COVID-19 resulted in all the Collective members being asked to work at home, the impact on the organisation this had was that service charges to members were paused until the end of August 2020. The management team took steps in this period to ensure the building was COVID-secure, and undertook a range of cost-saving measures including reduction of the CTUCP staff team from two to one. The Trustees have assessed the financial consequence of COVID-19 and are confident that the charities financial resources are sufficient to meet its liabilities for 12 months from authorising these financial statements and the budget income and expenditure remains sufficient with the level of reserves for the charity to continue as a going concern. The financial statements have therefore been prepared on a going concern basis.

**Judgements and key sources of estimation uncertainty**

The preparation of financial statements requires management to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on a continuing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

**Legal status**

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

**Public Benefit**

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

**Income**

All incoming resources are included in the Statement of Financial Activities (SoFA) when the charity is legally entitled to the income after any conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

Income from charitable activities includes bid income, income generated from pop up shops and rental income from sub-letting of the property held primarily for functional use by the charity.

Income from trading activities includes income earned from fundraising events held in the year, and consultancy fees.

**Expenditure**

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably. It is categorised under the following headings:

Costs of raising funds includes costs of generating voluntary income, fundraising events and fundraising trading.

Expenditure on charitable activities includes costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs allocated directly to such activities and those costs of an indirect nature necessary to support them.

Staff costs are allocated between cost headings according to the function of each employee.

**Allocation and apportionment of costs**

All costs are allocated between the expenditure categories on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly, others are apportioned on an appropriate basis, for example, time spent, per capita or floor area.

## CTU COMMUNITY PROJECT

### NOTES TO THE FINANCIAL STATEMENTS - CONTINUED FOR THE YEAR ENDED 31 MARCH 2021

#### 1. ACCOUNTING POLICIES - continued

##### Taxation

The charitable company is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part II Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

##### Fund accounting

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

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

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

##### Debtors

Other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid. Accrued income is measured at the amount due to be received.

##### Cash at bank and in hand

Cash at bank and 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 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.

Other creditors and accruals are recognised at their settlement amount 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 rate.

#### 2. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2021 £	2020 £
Collective fixed desk service income	The Collective Project	128,182	345,204
C3 Income	C3	-	5,000
		<u>128,182</u>	<u>350,204</u>

#### 3. INVESTMENT INCOME

	2021 £	2020 £
Deposit account interest	<u>1,063</u>	<u>4,241</u>

CTU COMMUNITY PROJECT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
FOR THE YEAR ENDED 31 MARCH 2021

4. CHARITABLE ACTIVITIES COSTS

	Direct costs	Support costs (See note 5)	Totals
	£	£	£
The Collective Project	<u>32,792</u>	<u>64,839</u>	<u>97,631</u>
Total 2019	<u>70,576</u>	<u>105,309</u>	<u>175,885</u>

5. SUPPORT COSTS

	Management	Finance	Other	Governance costs	Totals
	£	£	£	£	£
The Collective Project	<u>60,177</u>	<u>1,362</u>	<u>1,500</u>	<u>1,800</u>	<u>64,839</u>
Total 2019	<u>92,269</u>	<u>726</u>	<u>9,604</u>	<u>2,710</u>	<u>105,309</u>

Support costs, included in the above, are as follows:

	2021 The Collective Project £	2020 Total activities £
Accommodation	9,363	10,204
Insurance	1,712	1,195
Light and heat	9120	9,562
Telephone and IT	7,302	7,924
Printing, Postage and stationery	1	179
Sundries	415	393
Other staff costs	2,842	7,097
Repairs and maintenance	13,142	30,614
Cleaning	17,445	27,541
Professional fees	335	2,549
Refreshment and meeting expenses	-	4,615
Bank charges	354	197
Accountancy and legal fees	1,800	2,710
Tax	<u>1,008</u>	<u>529</u>
	<u>64,839</u>	<u>105,309</u>

6. NET INCOME/(EXPENDITURE)

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

	2021 £	2020 £
Independent examination	<u>1,800</u>	<u>2,200</u>

**CTU COMMUNITY PROJECT**

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
FOR THE YEAR ENDED 31 MARCH 2021**

**7. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 March 2021 nor for the year ended 31 March 2020.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 March 2021 nor for the year ended 31 March 2020.

**8. STAFF COSTS**

The total staff cost in the year was £32,501 (2020: £69,375), all of which were charged against the direct costs of the charitable activity.

	2021 £	2020 £
Total staff emoluments for the year were as follows:		
Salary costs	27,818	62,815
National insurance	3,803	1,874
Pension	<u>880</u>	<u>4,686</u>
	<u><b>32,501</b></u>	<u><b>69,375</b></u>

The average number of people, excluding trustees, employed by the company during the year amounted to 2 (2020: 2).

No employees had employee benefits in excess of £60,000 (2020: None)

The key management of the charitable company comprise the Trustees (2020: Trustees only). The Trustees do not receive any remuneration for this role.

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

	Unrestricted fund £	Restricted fund £	Total funds £
<b>INCOME AND ENDOWMENTS FROM Charitable activities</b>			
The Collective Project	345,204	5,000	350,204
Investment income	4,241	-	4,241
Other income	<u>1,110</u>	<u>-</u>	<u>1,110</u>
<b>Total</b>	350,555	5,000	355,555
 <b>EXPENDITURE ON Charitable activities</b>			
The Collective Project	<u>175,885</u>	<u>-</u>	<u>175,885</u>
<b>Total</b>	<u>175,885</u>	<u>-</u>	<u>175,885</u>
 <b>NET INCOME/(EXPENDITURE)</b>	174,670	5,000	179,670
 <b>RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>	<u>361,518</u>	<u>20,000</u>	<u>381,518</u>
 <b>TOTAL FUNDS CARRIED FORWARD</b>	<u><b>536,188</b></u>	<u><b>25,000</b></u>	<u><b>561,188</b></u>

**CTU COMMUNITY PROJECT**  
**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**FOR THE YEAR ENDED 31 MARCH 2021**

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

	2021	2020
	£	£
Other debtors	15,421	240
Prepayments and accrued income	-	400
	<u>15,421</u>	<u>640</u>

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

	2021	2020
	£	£
Bank Loan	50,000	-
Trade creditors	1,463	3,422
Amounts owed to group undertakings	33,418	165,596
Other creditors	36,293	45,187
Accruals and deferred income	2,000	7,385
	<u>123,174</u>	<u>221,590</u>

A Coronavirus Bounce Back Loan was taken out in May 2020 and repaid in April 2021. No repayments were due in the first year.

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

	Unrestricted fund	Restricted fund	2020 Total funds	2019 Total funds
	£	£	£	£
Current assets	690,976	25,000	715,976	782,778
Current liabilities	(123,174)	-	(123,174)	(221,590)
	<u>567,802</u>	<u>25,000</u>	<u>592,802</u>	<u>561,188</u>

**13. MOVEMENT IN FUNDS**

	At 1/4/20	Net movement in funds	At 31/3/21
	£	£	£
<b>Unrestricted funds</b>			
General fund	536,188	31,614	567,802
<b>Restricted funds</b>			
C3	25,000	-	25,000
	<u>561,188</u>	<u>31,614</u>	<u>592,802</u>
<b>TOTAL FUNDS</b>			
	<u>561,188</u>	<u>31,614</u>	<u>592,802</u>

CTU COMMUNITY PROJECT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
FOR THE YEAR ENDED 31 MARCH 2021

13. MOVEMENT IN FUNDS – continued

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

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	129,245	(97,631)	31,614
<b>TOTAL UNRESTRICTED FUNDS</b>	<u>129,245</u>	<u>(97,631)</u>	<u>31,614</u>

	Incoming resources £	Resources expended £	Movement in funds £
<b>Restricted funds</b>			
C3	-	-	-
<b>TOTAL RESTRICTED FUNDS</b>	<u>-</u>	<u>-</u>	<u>-</u>

Comparatives for movement in funds

	At 1/4/19 £	Net movement in funds £	At 31/3/20 £
<b>Unrestricted Funds</b>			
General fund	361,518	174,670	536,188
<b>Restricted Funds</b>			
C3	20,000	5,000	25,000
<b>TOTAL FUNDS</b>	<u>381,518</u>	<u>179,670</u>	<u>561,188</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	350,555	(175,885)	174,670
<b>TOTAL FUNDS</b>	<u>350,555</u>	<u>(175,885)</u>	<u>174,670</u>

**Restricted funds**

C3 is CTU CP's long-term ambition to secure a permanent Collective space, anchoring an investment that captures uplift and continues to produce social outputs indefinitely.

14. RELATED PARTY DISCLOSURES

Included in creditors is a balance of £33,418 (2020: £165,596) due to Camden Town Centre Limited, a company who is the sole member of the charity. None of the balance has been paid post year end.

During the year the Charity was charged £33,247 (2019: £69,375) by Camden Town Centre Limited in respect of salary costs.

**CTU COMMUNITY PROJECT**  
**DETAILED STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31 MARCH 2021**

	2021 £	2020 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Charitable activities</b>		
Collective fixed desk service income	128,182	345,204
C3	<u>-</u>	<u>5,000</u>
	<b>128,182</b>	<b>350,204</b>
Other income	-	1,110
<b>Investment income</b>		
Deposit account interest	<u>1,063</u>	<u>4,241</u>
	<b>129,245</b>	<b>355,555</b>
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
Collective Costs	<u>32,792</u>	<u>70,576</u>
	<b>32,792</b>	<b>70,576</b>
<b>Support costs</b>		
<b>Management</b>		
Accommodation	9,363	10,204
Insurance	1,712	1,195
Light and heat	9,120	9,562
Telephone and IT	7,302	7,924
Printing, Postage and stationery	1	179
Sundries	415	393
Other staff costs	2,842	7,097
Repairs and maintenance	13,142	30,614
Cleaning	17,445	27,541
Professional fees	335	2,549
Refreshment and meeting expenses	<u>-</u>	<u>4,615</u>
	<b>61,677</b>	<b>101,873</b>
<b>Finance</b>		
Bank charges	354	197
Tax	1,008	529
<b>Governance costs</b>		
Accountancy and legal fees	<u>1,800</u>	<u>2,710</u>
	<b>64,839</b>	<b>105,309</b>
<b>Total resources expended</b>	<u><b>64,839</b></u>	<u><b>105,309</b></u>
<b>Net income/(expenditure)</b>	<b>31,614</b>	<b>179,670</b>