

LOVEDOVERREGENERATIONCOMPANY

England & Wales · Charity number 1170981

Details

Other names	LOVEDOVER
Status	Registered
Legal form	CIO
Registered	2017-01-04
Register	View on the Charity Commission register

Contact

Address	c/o Tersons 29 Castle Street Dover CT16 1PT
Phone	01304242625
Email	allison.Burton@lovedover.org
Website	www.lovedover.org

Activities

Objects: THE PROMOTION FOR THE BENEFIT OF THE PUBLIC OF URBAN OR RURAL REGENERATION IN AREAS OF SOCIAL AND ECONOMIC DEPRIVATION (AND IN PARTICULAR IN ST RADIGUNDS WARD, TOWER HAMLETS WARD, BUCKLAND WARD AND IN THE REGION OF DOVER AS A WHOLE) BY ALL OR ANY OF THE FOLLOWING MEANS:(I) THE ADVANCEMENT OF EDUCATION, TRAINING OR RETRAINING, PARTICULARLY AMONG UNEMPLOYED PEOPLE, AND PROVIDING UNEMPLOYED PEOPLE WITH WORK EXPERIENCE:(II) THE CREATION OF TRAINING AND EMPLOYMENT OPPORTUNITIES BY THE PROVISION OF WORKSPACE, BUILDINGS, AND/OR LAND FOR USE ON FAVOURABLE TERMS:(III) THE PROVISION OF HOUSING FOR THOSE WHO ARE IN CONDITIONS OF NEED AND THE IMPROVEMENT OF HOUSING IN THE PUBLIC SECTOR OR IN CHARITABLE OWNERSHIP PROVIDED THAT SUCH POWER SHALL NOT EXTEND TO RELIEVING ANY LOCAL AUTHORITIES OR OTHER BODIES OF A STATUTORY DUTY TO PROVIDE OR IMPROVE HOUSING.

Activities: To advance citizenship and community development through urban regeneration

Classification

- **How:** Provides Other Finance, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** Economic/community Development/employment
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

- Kent

Finances

Period end	Income	Expenditure	Assets	Employees
2024-10-01	£12,455	£1,563	-	-
2023-10-01	£9,043	£1,836	-	-
2022-10-01	£7,397	£7,308	-	-
2021-10-01	£7,397	£7,308	-	-
2020-10-01	£146,181	£19,061	-	-

Trustees

Name	Role	Appointed
ALLISON BURTON		2017-01-04
JOHN ANDREW LAMOON		2017-03-15
NIGEL BODELL		2017-05-31
SIMON JOHN CROWLEY		2017-01-04

Accounts

LoveDover Regeneration Company
(A Charitable Incorporated Organisation)

Report and Financial Statements for the year 1 October 2023 to 30 September 2024

Charity number: 117 0981

Registered Office: c/o Tersons, 29 Castle Street, Dover CT16 1PT

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Board of Trustees

Allison Burton

Simon John Crowley

Neil Thomas Rix (resigned Nov 2024)

John Andrew Lamoon

Nigel Bodell

Bankers

Barclays Bank



LoveDover Regeneration Company is a registered charity no. 1170981
Dickens' Corner, 7 Market Sq, Dover, Kent, CT16 1LZ

Aims and Objectives

The promotion for the benefit of the public of urban or rural regeneration in areas of social and economic deprivation (and in particular St Radigunds, Tower Hamlets, Buckland and in the region of Dover as a whole) by all or any of the following means:

1. The advancement of education, training or retraining particularly amongst unemployed people and providing unemployed people with work experience;
2. The creation of training and employment opportunities by the provision of workspace, buildings, and/or land for use on favourable terms;
3. The provision of housing for those who are in conditions of need and the improvement of housing in the public sector or in charitable ownership provided that such power shall not extend to relieving any local authorities or other bodies of a statutory duty to provide or improve housing.

Structure, Governance and Management

The organisation is a Charitable Incorporated Organisation, registered with the Charity Commission on 4 January 2017. It was briefly a company limited by guarantee established 21 December 2016, prior to gaining charitable status. This company was dissolved and its assets transferred to the CIO.

Start-up funding of £350,000 to LoveDover was provided without conditions by Dover Town Council. The first tranche of funding was used to purchase 7 Market Square, Dover.

The charity trustees give their time voluntarily and receive no benefits from the charity. No expenses have been paid. LoveDover is particularly grateful to Simon Crowley, who provides ongoing professional management of the Charity's property pro bono.

The Board of Trustees has been meeting face-to-face as well as using electronic communication is still used and trustees have continued to involve themselves in the business and development of Dover.

The expenditure for the year 2023-24 was £1563.12.



LoveDover Regeneration Company is a registered charity no. 1170981
Dickens' Corner, 7 Market Sq, Dover, Kent, CT16 1LZ

Future Plans

The trustees continue to explore avenues for future funding of further regeneration in the town centre. During 2023-4, a significant development in Bench St of a Digital campus, creative centre and start up accommodation has begun at Bench St across the Market Sq. This has been funded by the Levelling Up grant scheme and initiated by the District Council. Much is hoped for from it.

Trustees have met with another local charity to discuss a joint project but property prices have risen, out of town speculators continue to buy up and landbank buildings and funding is very tight from the public sector.

The hospitality business occupying the lower two floors of 7 Market Square has continued in business and been able to meet its obligations in terms of rent. Our trustees continue to encourage Market Square Kitchen to deliver on its undertakings to deliver community benefits from its commercial premises and activities. Tendering for external redecoration has taken longer than expected and is now postponed until 2025-6.

Risk Management

The Board of Trustees has reviewed the risks to which the charity might be exposed and there is a risk register, which is updated at least annually. Where appropriate, systems and procedures are in place to mitigate risks.

Internal controls are in place with a procurement policy and financial regulations which are adhered to for all transactions. All policies and procedures are periodically reviewed to ensure they continue to meet the needs of the charity in its current operational environment.

The Board is required by law to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable incorporated organisation. In doing so the Board of trustees of LoveDover have:-

- Followed best practice;
- Selected suitable accounting policies and applied them consistently;
- Made judgements and estimates that are reasonable and prudent; and
- Prepared the financial statements on the basis of LoveDover being an ongoing concern.



LoveDover Regeneration Company is a registered charity no. 1170981
Dickens' Corner, 7 Market Sq, Dover, Kent, CT16 1LZ

As LoveDover's income and expenditure during 2022-23 has remained below Charity Commission thresholds for external and independent audit, trustees have exercised prudence in not retaining auditors.

Approved by the Board of Trustees of LoveDover on 12 August 2025.



LoveDover Regeneration Company is a registered charity no. 1170981
Dickens' Corner, 7 Market Sq, Dover, Kent, CT16 1LZ

**LOVEDOVER REGENERATION COMPANY
CHARITABLE INCORPORATED ORGANISATION**

REGISTERED NUMBER 1170981

**ACCOUNTS YEAR ENDED
30 SEPTEMBER 2024**



LoveDover Regeneration Company is a registered charity no. 1170981
Dickens' Corner, 7 Market Sq, Dover, Kent, CT16 1LZ

LoveDover Regeneration Company
CIO Registered Number 1170981

Statement of Financial Activities
For the year ended 30 September 2024

	Note s	General Fund Unrestrict ed	Restrict ed Fund	Totals 2024	Totals 2023
Receipts					
Interest Received		725	0	725	320
Rent Received		10600	0	10600	8666
Insurance Reimbursement		1130	0	1130	57
Total Receipts		12455	0	12455	9043
Payments					
Property Development		0	0	0	0
Property Costs/Water Insurance		0	0	0	380
Buildings Insurance		1130		1130	1042
Directors and Officers Insurance		175		175	144
Bank Charges		102	0	102	103
Accountancy		0	0	0	0
Sundry/Website)		156		156	110
		1563	0	1563	1836
Net Receipts/Payments		10892	0	10892	7207
Transfers between funds		0	0	0	0
Other Gains/Losses		0	0	0	0
Net Movement in Funds		10892	0	10892	7207
Total Funds Brought Forward		75334	176,000	251334	240442



LoveDover Regeneration Company is a registered charity no. 1170981
Dickens' Corner, 7 Market Sq, Dover, Kent, CT16 1LZ

LoveDover Regeneration Company
CIO Registered Number 1170981

Balance Sheet
For the year ended 30 September 2024

	Notes	General Fund Unrestricted	Restricted Fund	Totals 2023	Totals 2022
Fixed Assets					
Property	1	-	176,000	176,000	176,000
Current Assets					
Deposit Account		49770	-	49770	48,725
Current Account		25564		25564	85112
Current Liabilities					
Creditors (due under 1 year)		-	-	-	-
Net Current Assets		75334	-	75334	57236
Total Assets		75334	176,000	240443	233236

Funds Statement

General Fund (Unrestricted)	75334		75334	57236
Restricted Funds		176,000	176,000	176,000
Total Funds	751334	176,000	251334	233236

Notes:

- 1 The Property at Dickens Corner, 7 Market Square, Dover is owned by the Charitable Incorporated Organisation. The property has been converted to a Café with a flat over. The flat was sold on a leasehold basis in the 2020 year.
- 2 Closing balance for current account 2022 mis-stated and therefore corrected in these accounts following check of actual bank statement for September 2022.



LoveDover Regeneration Company is a registered charity no. 1170981
Dickens' Corner, 7 Market Sq, Dover, Kent, CT16 1LZ

Accounts

LoveDover Regeneration Company
(A Charitable Incorporated Organisation)

Report and Financial Statements for the year 1 October 2022 to 30 September 2023

Charity number: 117 0981

Registered Office: c/o Tersons, 29 Castle Street, Dover CT16 1PT

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Board of Trustees

Allison Burton

Simon John Crowley

Neil Thomas Rix

John Andrew Lamoon

Nigel Bodell

Susan Jane Jones (resigned 30 June 2023)

Bankers

Barclays Bank



LoveDover Regeneration Company is a registered charity no. 1170981
Dickens' Corner, 7 Market Sq, Dover, Kent, CT16 1LZ

Aims and Objectives

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1. The advancement of education, training or retraining particularly amongst unemployed people and providing unemployed people with work experience;
2. The creation of training and employment opportunities by the provision of workspace, buildings, and/or land for use on favourable terms;
3. The provision of housing for those who are in conditions of need and the improvement of housing in the public sector or in charitable ownership provided that such power shall not extend to relieving any local authorities or other bodies of a statutory duty to provide or improve housing.

Structure, Governance and Management

The organisation is a Charitable Incorporated Organisation, registered with the Charity Commission on 4 January 2017. It was briefly a company limited by guarantee established 21 December 2016, prior to gaining charitable status. This company was dissolved and its assets transferred to the CIO.

Start-up funding of £350,000 to LoveDover was provided without conditions by Dover Town Council. The first tranche of funding was used to purchase 7 Market Square, Dover.

The charity trustees give their time voluntarily and receive no benefits from the charity. No expenses have been paid. LoveDover is particularly grateful to Simon Crowley, who provides ongoing professional management of the Charity's property pro bono.

The Board of Trustees has been meeting face-to-face as well as using electronic communication is still used and trustees have continued to involve themselves in the business and development of Dover.

The expenditure for the year 2022-23 was £1836.



LoveDover Regeneration Company is a registered charity no. 1170981
Dickens' Corner, 7 Market Sq, Dover, Kent, CT16 1LZ

Future Plans

The trustees continue to explore avenues for future funding of further regeneration in the town centre. During 2022-23, LoveDover was pleased to see the redesign and rebuild of the Market Sq which has had some positive impact for traders in the area including Market Sq Kitchen. However, the redesign and resurfacing of the Square appears to have caused some issues with basement flooding during periods of heavy rain for 7 Market Square and its immediately neighbouring buildings.

Trustees have researched models elsewhere for a groundbreaking funding partnership with the District Council and other public/3rd sector partners which would enable further regeneration work to be done In Dover. Despite discussions, we have been unable to progress this but it remains project we think would unlock further improvements whilst saving money from the public purse.

The hospitality business occupying the lower two floors of 7 Market Square has continued in business and been able to meet its obligations in terms of rent and other liabilities. Our trustees continue to encourage Market Square Kitchen to deliver on its undertakings to deliver community benefits from its commercial premises and activities. The space is used to host meetings of the local Safety Partnership gratis.

Risk Management

The Board of Trustees has reviewed the risks to which the charity might be exposed and there is a risk register, which is updated at least annually. Where appropriate, systems and procedures are in place to mitigate risks.

Internal controls are in place with a procurement policy and financial regulations which are adhered to for all transactions. All policies and procedures are periodically reviewed to ensure they continue to meet the needs of the charity in its current operational environment.

The Board is required by law to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable incorporated organisation. In doing so the Board of trustees of LoveDover have:-

- Followed best practice;
- Selected suitable accounting policies and applied them consistently;
- Made judgements and estimates that are reasonable and prudent; and
- Prepared the financial statements on the basis of LoveDover being an ongoing concern.



LoveDover Regeneration Company is a registered charity no. 1170981
Dickens' Corner, 7 Market Sq, Dover, Kent, CT16 1LZ

As LoveDover's income and expenditure during 2022-23 has remained below Charity Commission thresholds for external and independent audit, trustees have exercised prudence in not retaining auditors.

Approved by the Board of Trustees of LoveDover on 31st July 2024.



LoveDover Regeneration Company is a registered charity no. 1170981
Dickens' Corner, 7 Market Sq, Dover, Kent, CT16 1LZ

**LOVEDOVER REGENERATION COMPANY
CHARITABLE INCORPORATED ORGANISATION**

REGISTERED NUMBER 1170981

**ACCOUNTS YEAR ENDED
30 SEPTEMBER 2023**



LoveDover Regeneration Company is a registered charity no. 1170981
Dickens' Corner, 7 Market Sq, Dover, Kent, CT16 1LZ

LoveDover Regeneration Company
CIO Registered Number 1170981

Statement of Financial Activities
For the year ended 30 September 2023

	Notes	General Fund Unrestricted	Restricted Fund	Totals 2023	Totals 2022
Receipts					
Interest Received		320	0	320	21
Rent Received		8,666	0	8,666	8,000
Insurance Reimbursement		57	0	57	896
Total Receipts		9043	0	9043	8,917
Payments					
Property Development		0	0	0	3,443
Property Costs/Water Insurance		380	0	380	2,857
Buildings Insurance		1042		1042	896
Directors and Officers Insurance		144		144	137
Bank Charges		103	0	103	102
Accountancy		0	0	0	660
Sundry/Website)		110		110	244
		1836	0	1836	8339
Net Receipts/Payments					
		7207	0	7207	574
Transfers between funds		0	0	0	0
Other Gains/Losses		0	0	0	0
Net Movement in Funds					
		7207	0	7207	574
Total Funds Brought Forward					
		64442	176,000	240442	238491



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Dickens' Corner, 7 Market Sq, Dover, Kent, CT16 1LZ

LoveDover Regeneration Company
CIO Registered Number 1170981

Balance Sheet
For the year ended 30 September 2023

	Notes	General Fund Unrestricted	Restricted Fund	Totals 2023	Totals 2022
Fixed Assets					
Property	1	-	176,000	176,000	176,000
Current Assets					
Deposit Account		49045	-	49045	48,725
Current Account		15398		15398	8511 ²
Current Liabilities		64443	-	64443	57236
Creditors (due under 1 year)		-	-	-	-
Net Current Assets		64443	-	64443	57236
Total Assets		64443	176,000	240443	233236

Funds Statement

General Fund (Unrestricted)	64443		64443	57236
Restricted Funds		176,000	176,000	176,000
Total Funds	64443	176,000	240443	233236

Notes:

- 1 The Property at Dickens Corner, 7 Market Square, Dover is owned by the Charitable Incorporated Organisation. The property has been converted to a Café with a flat over. The flat was sold on a leasehold basis in the 2020 year.
- 2 Closing balance for current account 2022 mis-stated and therefore corrected in these accounts following check of actual bank statement for September 2022.



LoveDover Regeneration Company is a registered charity no. 1170981
Dickens' Corner, 7 Market Sq, Dover, Kent, CT16 1LZ

Accounts

LoveDover Regeneration Company
(A Charitable Incorporated Organisation)

Report and Financial Statements for the year 1 October 2021 to 30 September 2022

Charity number: 117 0981

Registered Office: c/o Tersons, 29 Castle Street, Dover CT16 1PT

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Board of Trustees

Allison Burton

Simon John Crowley

Neil Thomas Rix

John Andrew Lamoon

Nigel Bodell

Susan Jane Jones

Barry Rolfe (resigned 27 July 2022)

Bankers

Barclays Bank



LoveDover Regeneration Company is a registered charity no. 1170981
Dickens' Corner, 7 Market Sq, Dover, Kent, CT16 1LZ

Aims and Objectives

The promotion for the benefit of the public of urban or rural regeneration in areas of social and economic deprivation (and in particular St Radigunds, Tower Hamlets, Buckland and in the region of Dover as a whole) by all or any of the following means:

1. The advancement of education, training or retraining particularly amongst unemployed people and providing unemployed people with work experience;
2. The creation of training and employment opportunities by the provision of workspace, buildings, and/or land for use on favourable terms;
3. The provision of housing for those who are in conditions of need and the improvement of housing in the public sector or in charitable ownership provided that such power shall not extend to relieving any local authorities or other bodies of a statutory duty to provide or improve housing.

Structure, Governance and Management

The organisation is a Charitable Incorporated Organisation, registered with the Charity Commission on 4 January 2017. It was briefly a company limited by guarantee established 21 December 2016, prior to gaining charitable status. This company was dissolved and its assets transferred to the CIO.

Start-up funding of £350,000 to LoveDover was provided without conditions by Dover Town Council. The first tranche of funding was used to purchase 7 Market Square, Dover.

The charity trustees give their time voluntarily and receive no benefits from the charity. No expenses have been paid. LoveDover is particularly grateful to Nigel Bodell, without whom the regeneration of 7 Market Square would not have been possible and to Simon Crowley, John Lamoon and Neil Rix for their professional help and advice to the board during this year again.

The Board of Trustees has been meeting face-to-face following the pandemic though electronic communication is still used and trustees have continued to involve themselves in the business and development of Dover.

The expenditure for the year 2021-22 was £7308.



LoveDover Regeneration Company is a registered charity no. 1170981
Dickens' Corner, 7 Market Sq, Dover, Kent, CT16 1LZ

Future Plans

Following the successful sale of the apartment on the upper floors of 7 Market Square and the continued occupation of the lower floors' commercial premises, the trustees continue to explore avenues for future funding of further regeneration in the town centre. During 2021-22, LoveDover facilitated the relocation of the GoDubris CIC venture Biggin BzR by taking on the lease of the former McDonalds premises during its temporary occupation by BizR. This ensured minimal outlay by GoDubris during the transitional period and ensured that GODubris were able to move quickly to its permanent new home on the other side of Biggin St when the lease there was finally agreed.

Trustees have researched models elsewhere for a groundbreaking funding partnership with the District Council which would enable further regeneration work to be done in Dover. Despite several discussions and meetings, we have been unable to progress this but it remains a project we think would unlock further improvements whilst saving money from the public purse.

Despite the continuing difficulties of trading, the hospitality business occupying the lower two floors of 7 Market Square has continued in business and been able to meet its obligations in terms of rent and other liabilities. Our trustees continue to encourage Market Square Kitchen to deliver on its undertakings to deliver community benefits from its commercial premises and activities.

Risk Management

The Board of Trustees has reviewed the risks to which the charity might be exposed and there is a risk register, which is updated at least annually. Where appropriate, systems and procedures are in place to mitigate risks.

Internal controls are in place with a procurement policy and financial regulations which are adhered to for all transactions. All policies and procedures are periodically reviewed to ensure they continue to meet the needs of the charity in its current operational environment.

The Board is required by law to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable incorporated organisation. In doing so the Board of trustees of LoveDover have:-

- Followed best practice;
- Selected suitable accounting policies and applied them consistently;
- Made judgements and estimates that are reasonable and prudent; and
- Prepared the financial statements on the basis of LoveDover being an ongoing concern.



LoveDover Regeneration Company is a registered charity no. 1170981
Dickens' Corner, 7 Market Sq, Dover, Kent, CT16 1LZ

In accordance with the law, as the charity's trustees, we certify that so far as we are aware, there is no relevant audit information of which the independent examiners are unaware; and we have taken all the steps possible to make ourselves aware of the relevant audit information and to establish that the CIO's independent examiners are aware of that information.

As LoveDover's income and expenditure during 2021-22 has remained below Charity Commission thresholds for external and independent audit, trustees have exercised prudence in not retaining auditors but have submitted the accounts for this period to an independent examiner (Chartered Accountant).

Approved by the Board of Trustees of LoveDover on 21st July 2023 and signed on their behalf by Simon Crowley and Allison Burton.



LoveDover Regeneration Company is a registered charity no. 1170981
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**LOVEDOVER REGENERATION COMPANY
CHARITABLE INCORPORATED ORGANISATION**

REGISTERED NUMBER 1170981

**ACCOUNTS YEAR ENDED
30 SEPTEMBER 2022**



LoveDover Regeneration Company is a registered charity no. 1170981
Dickens' Corner, 7 Market Sq, Dover, Kent, CT16 1LZ

LoveDover Regeneration Company
CIO Registered Number 1170981

Statement of Financial Activities
For the year ended 30 September 2022

	Notes	General Fund Unrestricted	Restricted Fund	Totals 2022	Totals 2021
Receipts					
Interest Received		21	0	21	5
Rent Received		8,000	0	8,000	6,500
Insurance Reimbursement		896	0	896	892
Total Receipts		8,917	0	8,917	7,397
Payments					
Property Development		0	0	0	3,443
Property Costs/Water Insurance		0	0	0	2,857
Buildings Insurance		896		896	
Directors and Officers Insurance		137		137	
Bank Charges		102	0	102	79
Accountancy		660	0	660	660
Sundry/Website)		244		244	269
		2,039	0	2,039	7,308
Net Receipts/Payments		6,878	0	6,878	89
Transfers between funds		0	0	0	0
Other Gains/Losses		0	0	0	0
Net Movement in Funds		6,878	0	6,878	89
Total Funds Brought Forward		62,491	176,000	238,491	225,548



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Dickens' Corner, 7 Market Sq, Dover, Kent, CT16 1LZ

LoveDover Regeneration Company
CIO Registered Number 1170981

Balance Sheet
For the year ended 30 September 2022

	Note s	General Fund Unrestrict ed	Restrict ed Fund	Totals 2022	Totals 2021
Fixed Assets					
Property	1	-	176,000	176,000	176,000
Current Assets					
Deposit Account		48,725	-	48,725	48,704
Current Account		13,767		13,767	1,504
		62,491	-	62,491	50,208
Current Liabilities					
Creditors (due under 1 year)		-	-	-	660
Net Current Assets		62,491	-	62,491	49,548
Total Assets		62,491	176,000	238,491	225,548
Funds Statement					
General Fund (Unrestricted)		62,491		62,491	49,548
Restricted Funds			176,000	176,000	176,000
Total Funds		62,491	176,000	238,491	225,548

Notes:

- 1 The Property at Dickens Corner, 7 Market Square, Dover is owned by the Charitable Incorporated Organisation. The property has been converted to a Café with a flat over. The flat has been sold on a leasehold basis in the 2020 year.



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Accounts

LoveDover Regeneration Company
(A Charitable Incorporated Organisation)

Report and Financial Statements for the year 1 October 2020 to 30 September 2021

Charity number: 117 0981

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Board of Trustees

Susan Jane Jones

Allison Burton

Simon John Crowley

Neil Thomas Rix

John Andrew Lamoon

Nigel Bodell

Barry Rolfe (resigned 27 July 2022)

Independent Examiners

Evans and Evans Ltd., 24A St Radigunds Road, Dover. CT17 0JY

Bankers

Barclays Bank

Aims and Objectives

The promotion for the benefit of the public of urban or rural regeneration in areas of social and economic deprivation (and in particular St Radigunds, Tower Hamlets, Buckland and in the region of Dover as a whole) by all or any of the following means:

1. The advancement of education, training or retraining particularly amongst unemployed people and providing unemployed people with work experience;
2. The creation of training and employment opportunities by the provision of workspace, buildings, and/or land for use on favourable terms;
3. The provision of housing for those who are in conditions of need and the improvement of housing in the public sector or in charitable ownership provided that such power shall not extend to relieving any local authorities or other bodies of a statutory duty to provide or improve housing.

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Start up funding of £350,000 to LoveDover was provided without conditions by Dover Town Council. The first tranche of funding was used to purchase 7 Market Square, Dover.

The charity trustees give their time voluntarily and receive no benefits from the charity. No expenses have been paid. LoveDover is particularly grateful to Nigel Bodell, without whom the regeneration of 7 Market Square would not have been possible and to Simon Crowley, John Lamoon and Neil Rix for their professional help and advice to the board during this year again.

The Board of Trustees has been limited in its face-to-face meeting owing to pandemic regulation and then guidance/common sense but has met but has continued to conduct business by electronic means and has continued to involve itself in the business and development of Dover.

The expenditure for the year 2020-21 was £7,308.

Future Plans

Following the successful sale of the apartment on the upper floors of 7 Market Square and the continued occupation of the lower floors' commercial premises, the trustees continue to explore avenues for future funding of further regeneration in the town centre. Trustees are exploring the opportunities for a funding partnership which would enable further regeneration work to be done In Dover. Despite the continuing difficulties of trading, the hospitality business occupying the lower two floors of 7 Market Square has continued in business and been able to meet its obligations in terms of rent and other liabilities.

Risk Management

The Board of Trustees has reviewed the risks to which the charity might be exposed and there is a risk register, which is updated at least annually. Where appropriate, systems and procedures are in place to mitigate risks.

Internal controls are in place with a procurement policy and financial regulations which are adhered to for all transactions. All policies and procedures are periodically reviewed to ensure they continue to meet the needs of the charity in its current operational environment.

The Board is required by law to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable incorporated organisation. In doing so the Board of trustees of LoveDover have:-

- Followed best practice;
- Selected suitable accounting policies and applied them consistently;
- Made judgements and estimates that are reasonable and prudent; and
- Prepared the financial statements on the basis of LoveDover being an ongoing concern.

In accordance with the law, as the charity's trustees, we certify that so far as we are aware, there is no relevant audit information of which the independent examiners are unaware; and we have taken all the steps possible to make ourselves aware of the relevant audit information and to establish that the CIO's independent examiners are aware of that information.

Evans and Evans Ltd have been appointed as LoveDover's independent examiners for this period and we are grateful for their services.

Approved by the Board of Trustees of LoveDover on 27th July 2021 and signed on their behalf by Simon Crowley and Allison Burton.

LOVEDOVER REGENERATION COMPANY CHARITABLE

INCORPORATED ORGANISATION REGISTERED NUMBER

1170981

ACCOUNTS YEAR ENDED
30SEPTEMBER2021

EVANS & EVANS LTD 24AStRadigundsRoad Dover Kent CT17 OJY TEL 01304449043
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Statement of Financial Activities
 For the year ended 30 September 2021

	Notes	General Fund Unrestricted	Restricted Fund	Totals 2021	Totals 2020
Receipts					
Interest received		5		5	9
Property Sale Proceeds				0	142476
Rent received		6500		6500	3696
Grant				0	0
Insurance Reimbursement		892		892	0
Total Receipts		7397	0	7397	146181
Payments					
Property Development		3443		3443	13919
Property Costs Water/Insurance		2857		2857	2812
Professional fees				0	1200
Accountancy		660		660	800
Bank Charges		79		79	60
Sundry (Website)		269		269	270
Total Payments		7308	0	7308	19061
Net Receipts /(Payments)		89	0	89	127120
Transfers between funds		0	0	0	0
Other Gains/Losses		0	0	0	0
Net Movement in Funds		89	0	89	127120
Total Funds Brought Forward		39459	186000	225459	98339
Total Funds Carried Forward		39548	186000	225548	225459

Balance Sheet

As at 30 September 2021

	Notes	General Fund Unrestricted	Restricted Fund	Totals 2021	Totals 2020
Fixed Assets					
Property	1		176000	176000	176000
Current Assets					
Deposit Account		48704		48704	42699
Cash & Current Account		1504		1504	7560
		50208	0	50208	50259
Current Liabilities					
Creditors (due under 1 year)		660		660	800
Net Current Assets		49548	0	49548	49459
Total Assets		49548	176000	225548	225459

Funds Statement

General Fund (Unrestricted)	39548		39548	39459
Restricted Funds		186000	186000	186000
Total Funds	39548	186000	225548	225459

Notes	1	The property at Dickens Corner, 7 Market Square, Dover is owned by the Charitable Incorporated Organisation. The property has been converted to a Café with flat over. The flat was sold on a leasehold basis in the 2020 year.
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Accounts approved by Trustees

Trustee

Acting Chair

LoveDover
Regeneration
Company CIO
Registered Number
1170981

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30 September 2021.

Responsibilities and basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act

Independent examiner's statement

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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.

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.

Signed



Date

28.06.2022

Adrian E Evans ATT(Fellow), Evans & Evans Ltd (ICPA Member Firm) 24A St
Radigunds Road Dover
Kent
CT17 0JY



LoveDover Regeneration Company is a registered charity no. 1170981
Dickens' Corner, 7 Market Sq, Dover, Kent, CT16 1LZ



LoveDover Regeneration Company is a registered charity no. 1170981
Dickens' Corner, 7 Market Sq, Dover, Kent, CT16 1LZ

LOVEDOVERREGENERATIONCOMPANY

England & Wales - Charity number 1170981

Accounts

LoveDover Regeneration Company

(A Charitable Incorporated Organisation)

Report and Financial Statements for the year 2 October 2019 to 30 September 2020

Charity number: 117 0981

Registered Office: c/o Tersons, 29 Castle Street, Dover CT16 1PT

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Statement of Financial Activities	
Balance Sheet as at 1 October 2019	

Board of Trustees

Susan Jane Jones
Allison Burton
Simon John Crowley
Neil Thomas Rix
John Andrew Lamoon
Nigel Bodell
Barry Rolfe

Independent Examiners

Evans and Evans Ltd., 24A St Radigunds Road, Dover. CT17 0JY

Bankers

Barclays Bank

Aims and Objectives

The promotion for the benefit of the public of urban or rural regeneration in areas of social and economic deprivation (and in particular St Radigunds, Tower Hamlets, Buckland and in the region of Dover as a whole) by all or any of the following means:

1. The advancement of education, training or retraining particularly amongst unemployed people and providing unemployed people with work experience;
2. The creation of training and employment opportunities by the provision of workspace, buildings, and/or land for use on favourable terms;
3. The provision of housing for those who are in conditions of need and the improvement of housing in the public sector or in charitable ownership provided that such power shall not extend to relieving any local authorities or other bodies of a statutory duty to provide or improve housing.

Structure, Governance and Management

The organisation is a Charitable Incorporated Organisation, registered with the Charity Commission on 4 January 2017. It was briefly a company limited by guarantee established 21 December 2016, prior to gaining charitable status. This company was dissolved and its assets transferred to the CIO.

Start up funding of £350,000 to LoveDover was provided without conditions by Dover Town Council. The first tranche of funding was used to purchase 7 Market Square, Dover.

The charity trustees give their time voluntarily and receive no benefits from the charity. No expenses have been paid. LoveDover is particularly grateful to Nigel Bodell, without whom the regeneration of 7 Market Square would not have been possible and to Simon Crowley, John Lamoon and Neil Rix for their professional help and advice to the board during this year again.

The Board of Trustees has been unable to meet face-to-face since March of 2020 but has continued to conduct business by electronic means and has continued to involve itself in the business and development of Dover.

The expenditure for the year 2019-20 was £19,061.

Future Plans

Following the successful sale of the apartment on the upper floors of 7 Market Square and the continued occupation of the lower floors' commercial premises, the trustees continue to explore avenues for

future funding of further regeneration in the town centre. Trustees are exploring the opportunities for a funding partnership which would enable further regeneration work to be done in Dover. The sale of the leasehold apartment allowed interest free loans from trustees to the charity of £90,000 to be repaid. The CIO is extremely grateful to the trustees who were generous with their own personal finances.

Risk Management

The Board of Trustees has reviewed the risks to which the charity might be exposed and there is a risk register, which is updated at least annually. Where appropriate, systems and procedures are in place to mitigate risks.

Internal controls are in place with a procurement policy and financial regulations which are adhered to for all transactions. All policies and procedures are periodically reviewed to ensure they continue to meet the needs of the charity in its current operational environment.

The Board is required by law to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable incorporated organisation. In doing so the Board of trustees of LoveDover have:-

- Followed best practice;
- Selected suitable accounting policies and applied them consistently;
- Made judgements and estimates that are reasonable and prudent; and
- Prepared the financial statements on the basis of LoveDover being an ongoing concern.

In accordance with the law, as the charity's trustees, we certify that so far as we are aware, there is no relevant audit information of which the independent examiners are unaware; and we have taken all the steps possible to make ourselves aware of the relevant audit information and to establish that the CIO's independent examiners are aware of that information.

Evans and Evans Ltd have been appointed as LoveDover's independent examiners for this period and we are grateful for their services.

Approved by the Board of Trustees of LoveDover on 27th June 2021 and signed on their behalf by Barry Rolfe and Allison Burton.

LOVEDOVER REGENERATION COMPANY
CHARITABLE INCORPORATED ORGANISATION

REGISTERED NUMBER 1170981

ACCOUNTS YEAR ENDED
30 SEPTEMBER 2020

EVANS & EVANS LTD
24A St Radigunds Road
Dover Kent
CT17 0JY
TEL 01304 449043

Statement of Financial Activities
For the year ended 30 September 2020

Notes	General Fund Unrestricted	Restricted Fund	Totals 2020	Totals 2019
Receipts				
Interest received	9		9	142
Property Sale Proceeds	142476		142476	0
Rent received	3696		3696	3933
Grant	0		0	10000
Rates refund	0		0	12077
Total Receipts	146181	0	146181	26152
Payments				
Property Development	13919		13919	226163
Property Costs - Net of refunds	2812		2812	10716
Professional fees	1200		1200	1078
Accountancy	800		800	400
Bank Charges	60		60	80
Sundry	270		270	87
Total Payments	19061	0	19061	238524
Net Receipts /(Payments)	127120	0	127120	-212372
Transfers between funds	0	0	0	0
Other Gains/Losses	0	0	0	0
Net Movement in Funds	127120	0	127120	-212372
Total Funds Brought Forward	-87661	186000	98339	310711
Total Funds Carried Forward	39459	186000	225459	98339

LoveDover Regeneration Company
CIO Registered Number - 1170981

Balance Sheet
As at 30 September 2020

	Notes	General Fund Unrestricted	Restricted Fund	Totals 2020	Totals 2019
Fixed Assets					
Property	1		176000	176000	176000
Current Assets					
Deposit Account		42699		42699	2692
Cash & Current Account		7560		7560	10047
		50259	0	50259	12739
Current Liabilities					
Creditors (due under 1 year)		800		800	400
Loan	2	0		0	90000
Net Current Assets		50259	0	49459	-77661
Total Assets		50259	176000	225459	98339

Funds Statement

General Fund (Unrestricted)	39459		39459	-87661
Restricted Funds		186000	186000	186000
Total Funds	39459	186000	225459	98339

- Notes**
- 1 The property at Dickens Corner, 7 Market Square, Dover is owned by the Charitable Incorporated Organisation. The property has been converted to a Café with flat over.
 - 2 Following the sale of the flat at 7 Market Square, loans totalling £90,000 were repaid.

Accounts approved by Trustees

Barry Rolfe
Treasurer

Chair

LoveDover Regeneration Company
CIO Registered Number 1170981

Report of the Independent Examiner
For the Year Ended 30 September 2020

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30 September 2020.

Responsibilities and basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act

Independent examiner's statement

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
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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.

Signed _____



Date _____

29. 06 2021

Adrian E Evans ATT(Fellow)
Evans & Evans Ltd
(ICPA Member Firm)
24A St Radigunds Road
Dover
Kent
CT17 0JY

LOVEDOVER REGENERATION COMPANY
CHARITABLE INCORPORATED ORGANISATION

REGISTERED NUMBER 1170981

ACCOUNTS YEAR ENDED
30 SEPTEMBER 2020

EVANS & EVANS LTD
24A St Radigunds Road
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CIO Registered Number - 1170981

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Treasurer

Chair

LoveDover Regeneration Company
CIO Registered Number 1170981

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For the Year Ended 30 September 2020

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Signed _____



Date _____

29. 06 2021

Adrian E Evans ATT(Fellow)
Evans & Evans Ltd
(ICPA Member Firm)
24A St Radigunds Road
Dover
Kent
CT17 0JY