

**THE OLD WATERWORKS**  
**UNAUDITED FINANCIAL ACCOUNTS**  
**YEAR ENDED**  
**31 DECEMBER 2022**

**LEVICKS**  
Chartered Accountants and Business Advisers  
61 London Road  
Maidstone  
Kent ME16 8TX

**THE OLD WATERWORKS**  
**YEAR ENDED 31 DECEMBER 2022**

**CONTENTS**

	<b>Page</b>
Trustees report	1
Independent examiner's report	3
General (unrestricted) receipts and payments account	4
Survey Support Designated (unrestricted) receipts and payments account	5
How To Make A Bomb (restricted) receipts and payments account	6
Vanishing Point (restricted) receipts and payments account	7
Precarious Straits (restricted) receipts and payments account	8
Taking Space, Sharing Space, Taking Care (restricted) receipts and payments account	9
An English Garden: How To Make A Bomb – Estuary 2021 (restricted) receipts and payments account	10
Ace Development Project receipts and payments account	11
Statement of assets and liabilities	12
Notes to the accounts	14

**TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2022**

The trustees have pleasure in submitting their report together with the accounts for the year ended 31 December 2022.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

The Old Waterworks is a small charity registered with the Charity Commission on 21 September 2020 as a Foundation Charitable Incorporated Organisation registered number 1191385. It is governed by its constitution.

The registered office is North Road, Westcliff on Sea, Essex, SS0 7AB.

As a Foundation CIO, the trustees are the only voting members of the charity.

The maximum permitted number of trustees is eight. New trustees are appointed by a resolution passed at a properly convened meeting of the existing charity trustees. In selecting individuals for appointment as new trustees, the existing trustees are required to have regard to the skills, knowledge and experience needed for the effective administration of the CIO. Other than the first trustees, appointment is for a term of three years.

**TRUSTEES**

The trustees who served the charity during the year were:

Elsa Thompson	Chair
Michael Ekers	Treasurer
Jasbir Dhillon	
Mark Wilson	
Claire Gallagher	
Ellen Greig	
David Watkins	

**OBJECTIVES AND ACTIVITIES**

The objects of the charity are to provide arts and culture for the benefit of the public by:-

- A. Creating high quality arts and cultural activities for Southend-on-Sea.
- B. Contributing to the advancement of the arts and culture in the area by providing opportunities for Southend-on-Sea residents and visitors to become involved in arts and cultural activities.
- C. Supporting the development of artists, particularly artists who face social and/or economic barriers to realising their potential.

During the year an Arts Council England project was undertaken by The Old Waterworks to provide both development support for three studio artists and organisational support for the board and management team. The studios hosted two open event studios over this period, secured mentoring for the three artists supported, delivered 20 care packages for vulnerable or shielding members of the community, delivered a new website, and undertook board development through equality and diversity training and away days to other studio complexes to share in best practice.

**TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2022 continued**

**OBJECTIVES AND ACTIVITIES continued**

TOW published one new book this year, available for purchase on our website. This year TOW increased its provision for studio artist in the form of desk space, with one new space member starting at the end of the period, and continued to provide studio space for 14 local artists and creative organisations.

TOW offered venue hire for a number of short and long-term agreements to local organisations and creatives. Additionally, TOW supported open access to our risograph and screen-printing facilities this year.

Further details of our projects and artists feedback are available in our information sheets and on our website at [www.theoldwaterworks.com](http://www.theoldwaterworks.com) or join us on Facebook or Instagram @theoldwaterworks.

**FINANCIAL REVIEW**

The year to 31 December 2022 is the second year that the charity has been in operation as a CIO. Unrestricted reserves of £25,577 were carried forward at the end of the year and £659 in restricted reserves. The trustees are satisfied that the charity is on a sound footing and will be able to continue operating for the foreseeable future.

The reserves carried forward on the various restricted projects can only be used for those specific Projects and include funds received for those projects still held and transferred from the original TOW company.

**PUBLIC BENEFIT**

The trustees have complied with their duty to have due regard to the guidance on public benefit published by The Charity Commission in exercising their powers and duties.

The trustees would like to thank all the donors and referrers for their support during the year.

Elsa Thompson  
Trustee on behalf of the board of trustees  
7 November 2023

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE OLD  
WATERWORKS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

I report on the accounts of The Old Waterworks for the year ended 31 December 2022 which comprise the receipts and payments account and statement of assets and liabilities set out on pages 4 to 12.

*Respective responsibilities of trustees and examiner*

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 ("the Charities Act") and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

*Basis of independent examiner's statement*

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and the seeking of explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

*Independent examiner's statement*

*In connection with my examination, no material matters have come to my attention 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 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.

61 London Road  
Maidstone  
Kent  
ME16 8TX

J A Griggs FCA  
LEVICKS  
Chartered Accountants & Business Advisers

9 November 2023

**THE OLD WATERWORKS**  
**YEAR ENDED 31 DECEMBER 2022**

**PAGE 4**

**GENERAL (UNRESTRICTED) RECEIPTS AND PAYMENTS ACCOUNT**

	<b>2022</b>		<b>2021</b>	
	£	£	£	£
<b>INCOME</b>				
Studio rents		20,668		13,820
Venue hire		8,565		825
Riso printing		960		228
Book sales		1,828		355
Transfer of closing company funds		2,543		25,283
Events sales, workshops and seminars		1,685		2,727
Fundraising		200		-
Project management fees		1,500		-
Rates grant		4,000		-
Interest received		<u>30</u>		<u>-</u>
		41,979		43,238
<b>PAYMENTS</b>				
Project staff	16,460		11,375	
Utilities	485		397	
Internet costs	4,068		2,272	
Insurance	1,650		1,053	
Cleaning and waste	1,968		1,164	
Fire and security	466		577	
Repairs and maintenance	2,023		4,878	
Communication and promotion	-		497	
Consultants	-		2,400	
Bank, Paypal and Event site charges	123		169	
Office expenses	128		1,355	
Consumables	178		214	
Transfer to Taking Space fund	-		2,048	
Studio artist	95		-	
Donation	50		-	
Ace bottles	68		-	
Sundry expenses	1,575		-	
Venue and event staffing	1,490		-	
Accountancy fees	576		-	
Equipment	<u>268</u>		<u>-</u>	
		31,671		28,399
Net surplus/(deficit)		10,308		14,839
Transfers to restricted funds		(170)		-
Balance brought forward as at 31 December 2021		<u>14,839</u>		<u>-</u>
Balance carried forward as at 31 December 2022		<u>24,977</u>		<u>14,839</u>

The receipts and payments accounts were approved by the trustees on 7 November 2023

Signed on behalf of the trustees:

Mick Ekers  
Elsa Thompson

**THE OLD WATERWORKS**  
**YEAR ENDED 31 DECEMBER 2022**  
**SURVEY SUPPORT DESIGNATED (UNRESTRICTED) RECEIPTS AND PAYMENTS**  
**ACCOUNT**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>INCOME</b>		
Contributed income – Metal Culture	-	600
	<hr/>	<hr/>
Balance brought forward as at 31 December 2021	<hr/> 600	<hr/> -
Balance carried forward as at 31 December 2022	<hr/> <hr/> 600	<hr/> <hr/> 600

## THE OLD WATERWORKS

YEAR ENDED 31 DECEMBER 2022

## HOW TO MAKE A BOMB (RESTRICTED) RECEIPTS AND PAYMENTS ACCOUNT

	2022		2021	
	£	£	£	£
<b>INCOME</b>				
Grants		-		2,500
Transfer of closing company funds		<u>-</u>		<u>3,452</u>
		-		5,952
<b>PAYMENTS</b>				
Materials for workshops	-		180	
Printing, postage and stationery	-		1,250	
Materials for installation	-		3,000	
Cleaning	83		-	
Project staff	400		-	
Photography	400			
Captions	150			
Tip of the Iceberg	75			
Sundry	91			
Public engagement	288		-	
Repairs and maintenance	<u>31</u>		<u>-</u>	
		<u>1,537</u>		<u>4,430</u>
Net surplus/(deficit)		(1,537)		1,522
Transfer from unrestricted fund		15		-
Balance brought forward as at 31 December 2021		<u>1,522</u>		<u>-</u>
Balance carried forward as at 31 December 2022		<u>-</u>		<u>1,522</u>



## THE OLD WATERWORKS

YEAR ENDED 31 DECEMBER 2022

## VANISHING POINT (RESTRICTED) RECEIPTS AND PAYMENTS ACCOUNT

	2022		2021	
	£	£	£	£
<b>INCOME</b>				
Transfer of closing company funds		-		8,698
<b>PAYMENTS</b>				
Materials for workshops	-		2,000	
Workshop leader fees	-		1,500	
Production of Zine	-		1,500	
Seedling events	-		250	
Bee habitat and seedling share area	-		564	
Speaker fees and filming	-		500	
Travel and transport	-		800	
School workshops	-		500	
Project staff	150		-	
Sign writing	290		-	
Repairs and maintenance	363		-	
Office expenses	62		-	
Public engagement	<u>94</u>		<u>-</u>	
		959		<u>7,614</u>
Net surplus/(deficit)		(959)		1,084
Balance brought forward as at 31 December 2021		<u>1,084</u>		<u>-</u>
Balance carried forward as at 31 December 2022		<u>125</u>		<u>1,084</u>

## THE OLD WATERWORKS

YEAR ENDED 31 DECEMBER 2022

## PRECARIOUS STRAITS (RESTRICTED) RECEIPTS AND PAYMENTS ACCOUNT

	2022		2021	
	£	£	£	£
<b>INCOME</b>				
Transfer of closing company funds		-		8,618
Grants		-		5,200
Final project costs		<u>937</u>		<u>-</u>
		937		13,818
<b>PAYMENTS</b>				
Materials for workshops	-		2,846	
Printing, postage and stationery	239		1,455	
Workshop leader fees	-		1,937	
Exhibition fees	-		2,969	
Exhibition costs	-		4,154	
Bank charges	8		-	
Utilities	44		-	
Riso	<u>167</u>		<u>-</u>	
		458		13,361
Net surplus/(deficit)		479		457
Balance brought forward as at 31 December 2021		<u>457</u>		<u>-</u>
Balance carried forward as at 31 December 2022		<u><u>936</u></u>		<u><u>457</u></u>

**THE OLD WATERWORKS****YEAR ENDED 31 DECEMBER 2022****TAKING SPACE, SHARING SPACE, TAKING CARE (RESTRICTED) RECEIPTS AND PAYMENTS ACCOUNT**

	2022		2021
	£	£	£
<b>INCOME</b>			
Grants	<u>-</u>		<u>13,500</u>
<b>PAYMENTS</b>			
Materials for workshops	-	2,397	
Workshop leader fees	-	3,675	
Travel and transport	-	65	
Facilitation fee	-	6,844	
RSL Interpreter	-	1,000	
Communication and promotion	-	1,500	
Refreshments	<u>-</u>	<u>67</u>	
	-		<u>15,548</u>
Net surplus/(deficit)	-		(2,048)
Transfer from unrestricted fund	-		2,048
Balance brought forward as at 31 December 2021	<u>-</u>		<u>-</u>
Balance carried forward as at 31 December 2022	<u>-</u>		<u>-</u>

## THE OLD WATERWORKS

YEAR ENDED 31 DECEMBER 2022

AN ENGLISH GARDEN: HOW TO MAKE A BOMB – ESTUARY 2021 (RESTRICTED)  
RECEIPTS AND PAYMENTS ACCOUNT

	2022		2021	
	£	£	£	£
<b>INCOME</b>				
Grants – An English Garden		-		13,500
– Metal Culture		-		7,900
		-		21,400
<b>PAYMENTS</b>				
Materials for workshops	-		1,151	
Printing, postage and stationery	18		3,398	
Materials for installation	-		5,618	
Workshop leader fees	-		4,500	
Travel and transport	-		150	
Photographer	-		1,049	
Project staff	600		-	
SCC contribution	4,499		-	
Cleaning and recycling	115		-	
Garden care	307		-	
Office expenses	88		-	
Repairs and maintenance	50		-	
Public engagement	12		-	
		5,689		15,866
Net surplus/(deficit)		(5,689)		5,534
Transfer from unrestricted fund		155		-
Balance brought forward as at 31 December 2021		5,534		-
Balance carried forward as at 31 December 2022		-		5,534

**THE OLD WATERWORKS  
YEAR ENDED 31 DECEMBER 2022  
DEVELOPMENT PROJECT  
RECEIPTS AND PAYMENTS ACCOUNT**

	2022	
	£	£
<b>INCOME</b>		
Grants		27,000
<b>PAYMENTS</b>		
Project staff	11,000	
Artistic spending	8,340	
Care package, material and post	200	
Website restructure design	2,462	
Public moments	218	
Consulting	1,700	
Mentors fees	800	
Riso sessions	600	
Marketing costs	1,200	
Printing costs	150	
General expenses	162	
Workshop and seminars	<u>570</u>	
		<u>27,402</u>
Balance carried forward as at 31 December 2022		(402)
		<u>          </u>

**THE OLD WATERWORKS  
STATEMENT OF ASSETS AND LIABILITIES  
AS AT 31 DECEMBER 2022**

**ASSETS**

Cash funds

	<b>Unrestricted General</b>	<b>Unrestricted Designated</b>	<b>How To Make A Bomb</b>	<b>Vanishing Point</b>	<b>Precarious Straits</b>	<b>Taking Space, Sharing Space, Taking Care</b>	<b>An English Garden</b>	<b>Development Project</b>	<b>Total</b>
Balance at bank	24,901	600	-	125	936	-	-	(402)	26,160
Petty cash	44	-	-	-	-	-	-	-	44
Paypal account	<u>32</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>32</u>
	<u>24,977</u>	<u>600</u>	<u>-</u>	<u>125</u>	<u>936</u>	<u>-</u>	<u>-</u>	<u>(402)</u>	<u>26,236</u>

**AS AT 31 DECEMBER 2021****ASSETS**

Cash funds

	<b>Unrestricted General</b>	<b>Unrestricted Designated</b>	<b>How To Make A Bomb</b>	<b>Vanishing Point</b>	<b>Precarious Straits</b>	<b>Taking Space, Sharing Space, Taking Care</b>	<b>An English Garden</b>	<b>Development Project</b>	<b>Total</b>
Balance at bank	12,772	600	1,522	1,084	457	-	5,534	-	21,969
Petty cash	44	-	-	-	-	-	-	-	44
Paypal account	<u>2,023</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,023</u>
	<u>14,839</u>	<u>600</u>	<u>1,522</u>	<u>1,084</u>	<u>457</u>	<u>-</u>	<u>5,534</u>	<u>-</u>	<u>24,036</u>

**THE OLD WATERWORKS**  
**STATEMENT OF ASSETS AND LIABILITIES CONTINUED**  
**AS AT 31 DECEMBER 2022**

**PAGE 13**

**Assets retained for the Charity's use stated at estimated current value**

	£	£	£	£	£	£	£
Graphoscreen	400	-	-	-	-	-	400
AO Canon printer	500	-	-	-	-	-	500
Print making press	500	-	-	-	-	-	500
Sony cube TV	175	-	-	-	-	-	175
5 Risograph drums	3,000	-	-	-	-	-	3,000
Risograph printer MZ	800	-	-	-	-	-	800
2 Apple Mac desktops	300	-	-	-	-	-	300
Pressure washer	75	-	-	-	-	-	75
Guillotine	193	-	-	-	-	-	193

**THE OLD WATERWORKS  
YEAR ENDED 31 DECEMBER 2022  
NOTES TO THE ACCOUNTS**

- 1) The accounts have been prepared on the receipts and payments basis.
- 2) The trustees confirm, in accordance with the Charitable Incorporated Organisations (General) Regulations 2012, that at the year end the CIO did not have any outstanding guarantees to third parties nor any debts secured on the assets of the CIO.
- 3) The final tranche of funds amounting to £3,000 for the Development Project was received after the year end. Expenses were incurred ahead of receipt of these monies and consequently the fund has a negative balance carried forward into 2023.