

# THE DOCKLAND SETTLEMENTS

England & Wales · Charity number 306025

## Details

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**Other names** DOCKLAND SETTLEMENTS

**Status** Registered

**Legal form** Charitable company

**Company number** [00202349](#)

**Registered** 1963-08-20

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

## Contact

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**Address** The Dockland Settlements  
98 Gibbins Road  
London  
E15 2HU

**Phone** 02085344121

**Email** [info@docklandsettlements.org.uk](mailto:info@docklandsettlements.org.uk)

**Website** [www.docklandsettlements.org.uk](http://www.docklandsettlements.org.uk)

## Activities

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**Objects:** TO ESTABLISH AND ADMINISTER, SETTLEMENTS, CLUBS OR HOSTELS AND DEVELOP AND ORGANIZE SOCIAL SERVICE AND PROVIDE FACILITIES FOR RECREATION, PHYSICAL, MENTAL MORAL AND CULTURAL TRAINING.

**Activities:** To establish, administer and carry on community centres in london and elsewhere in the UK. Those centres are to provide facilities for recreation and all types of physical, mental, moral, educational and cultural training in order to improve the lives of the neighbourhood's residents.

## Classification

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- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** General Charitable Purposes, Education/training, Disability, The Prevention Or Relief Of Poverty, Arts/culture/heritage/science, Amateur Sport, Economic/community Development/employment, Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities, People Of A Particular Ethnic Or Racial Origin, Other Charities Or Voluntary Bodies, The General Public/mankind

## Geography

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- **Area of benefit:** UNITED KINGDOM
- Newham
- Southwark
- Tower Hamlets

## Finances

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Period end	Income	Expenditure	Assets	Employees
2025-03-31	£1,014,990	£1,018,374	£2,620,484	29
2024-03-31	£798,409	£1,076,214	£2,645,839	26
2023-03-31	£839,540	£955,761	£2,777,936	26
2022-03-31	£744,618	£783,796	£3,079,459	27
2021-03-31	£755,633	£721,016	£3,146,919	26

## Trustees

Name	Role	Appointed
<b>MONTAGUE JOHN MEYER</b>	Chair	
ALAN GEORGE STEAD FCA		
Curt Fahndrich		2014-05-14
GRACE WILLIMOTT		
MARK PATRICK SEEBOLD HORN BENG MSC		
Martin Young		2013-01-09
Philip Elson		2017-11-20
Shalini Sharma		2019-12-09
TRACEY ANNE CUNNINGHAM		2013-01-09

## Linked charities

- DOCKLAND SETTLEMENT (ISLE OF DOGS) (306025-1)
- DOCKLAND SETTLEMENT (BRISTOL) (306025-2)
- DOCKLAND SETTLEMENT (ROTHERHITHE) (306025-3)
- DOCKLAND SETTLEMENT (DEVONPORT) (306025-4)
- DOCKLAND SETTLEMENT (DAGENHAM) (306025-5)
- DOCKLAND SETTLEMENT (STRATFORD) (306025-6)
- DOCKLAND SETTLEMENT (ILFORD) (306025-7)
- SUDMERSEN TRUST (306025-8)
- DOCKLAND SETTLEMENTS (WEST HIGHLAND SCHOOL OF ADVENTURE) TRUST (306025-9)

**THE DOCKLAND SETTLEMENTS**

England & Wales - Charity number 306025

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# Accounts

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**THE DOCKLAND SETTLEMENTS**

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**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

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## THE DOCKLAND SETTLEMENTS

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## THE DOCKLAND SETTLEMENTS

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### REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2025

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**Trustees**

Montague Meyer (Chair)  
Alan Stead FCA (Trustee)  
Shalini Sharma (Trustee)  
Phillip Elson (Trustee)  
Curt Fahndrich (Trustee)  
Martin Young (Trustee)  
Tracy Anne Cunningham (Trustee)  
Mark Horn (Trustee)  
Grace Willimott (Trustee)

**Charity registered  
number** 202349

**Principal office** 98 Gibbins Road  
London  
E15 2HU

**Independent auditors** Barnes Roffe Audit Limited  
Chartered Accountants  
Statutory Auditor  
Leytonstone House  
London  
E11 1GA

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## THE DOCKLAND SETTLEMENTS

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### TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2025

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The Trustees who are also the 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 of 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 2019).

#### **Objectives and activities**

##### **a. Policies and objectives**

- a) To establish and/or administer and carry on community centres in London and / or elsewhere in the UK.
- b) To provide facilities for recreation and for all or any types or type of physical, mental, moral, educational and cultural training for and to improve the lives of the inhabitants or of the neighbourhoods of our community centres without distinction of sex or race or of political, religious or other options.
- c) In connection with (b) to do all or any of the following: continue, initiate, develop, promote, encourage, organise and coordinate:
  - I. Social services of a charitable nature
  - II. Educational classes and lectures and other forms of educational activity and training
  - III. Cultural and recreational education and training
  - IV. Study and practice of citizenship irrespective of any political party
  - V. Religious thought and manner of living

##### **Public benefit**

The Trustees have considered the Charity Commission guidance on public benefit, and consider that the activities of the Charity meet its charitable objectives and provide a benefit to the public.

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## THE DOCKLAND SETTLEMENTS

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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#### Achievements and performance

##### Charitable activities

###### a. Stratford

Our three community centres in London have delivered even more charitable projects and supported more disadvantaged, vulnerable, and lonely people than ever before.

At our Stratford Centre, the Food Bank continues to be extremely busy, providing food over three days to more than 1,400 people in some weeks, with an average of 1,200. Aligned with this, the Warm Haven and Clothes Bank provide further support. On the two other days of the week when the Warm Haven is not operating, we still welcome rough sleepers for hot showers, food, access to Wi-Fi, phone chargers, and new clothing.

Our support for local people is further strengthened by partner agencies, including the NHS, who provide a variety of health-related services such as liver scans, chest X-rays, dentistry, and sexual-health advice. We aim to continue expanding our support for service users to help them improve their mental and physical health and, ultimately, to break the cycle of dependence on the Food Bank.

We have secured funding for the Food Bank Manager's salary and some of its other costs, but this will continue to be a priority. Continuing to rely on the support of a wonderful core group of local volunteers, as well as corporate volunteer teams from organisations such as AmTrust, Barclays, Ethos Farm, and Marks & Spencer, enables us to continue running this large, vital provision at a relatively low cost.

We remain extremely grateful to Marks & Spencer (Westfield), The Felix Project, City Harvest, In Kind Direct, Amazon, Billingsgate Market, and The Westbridge Hotel in Stratford for their ongoing and hugely appreciated support.

The Centre continues to host a variety of charitable activities, including those for the elderly (such as ballroom dancing), and for younger people (such as the Breakdance Club, various sports, and martial arts). We also continue to provide a weekly multi-sport session for disabled adults that has been running since 2006.

We were fortunate to receive funding from Newham Council for a project that supports perinatal parents of under-two-year-olds, which we call "Baby Grow." This project provides parents with practical support, advice, respite, and essential items such as baby clothes, wipes, and nappies. All parents were also able to take part in a Baby First Aid course. We hope to develop this project further over the next year with additional funding.

Unfortunately, we had to close our Stratford Playcare Service, which never fully recovered after the Covid crisis. Parents' working patterns changed, meaning many are now able to work from home and collect their own children from school. Furthermore, schools themselves have begun to deliver more after-school and extra-curricular activities. Ultimately, we could no longer afford to continue this loss-making service. The majority of the Playcare staff were able to transfer from our Stratford Centre to our Playcare Service on the Isle of Dogs, and the remaining two opted for redundancy.

Negotiations with Newham Council over the construction of a new Carpenters and Docklands Community Centre elsewhere on the Carpenters' Estate continue to make progress, with Heads of Terms now agreed. There are some issues outside our control that have delayed progress, but it is hoped that building work will commence soon. We are excited about this venture and, with the additional spaces — including an astro turf pitch — that the new centre will include, we will be able to support even more vulnerable and disadvantaged people and simultaneously improve our financial resilience.

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## THE DOCKLAND SETTLEMENTS

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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#### Achievements and performance (continued)

##### b. Rotherhithe

Our Rotherhithe Community Centre continues to provide a popular variety of activities, including “Football Fantasia,” which usually has around 120 children signed up at any given time. We hope to secure more funding for this project, which offers free weekend football training sessions to local children who benefit from physical activity while improving teamwork, communication, and other skills. Their parents are also extremely grateful, as many cannot afford to send their children to private coaching sessions in the area.

The Garden Project continues to make visible improvements. This project is principally delivered by a partner CIC called Bizzie Bodies, supported by The Dockland Settlements. They plan to erect a wheelchair-accessible polytunnel in the garden, ensuring everyone has access. Once completed, the polytunnel will be used for a variety of workshops delivered to local people—especially children—teaching them about the environment, food growing, pollination, and even robotic farming! We are also eager to continue our other projects that involve supporting the education and enrichment of local children, including sourcing funding for our Tech Hub Maker Space, where children can learn about 3D printing, design, 3D photography, coding, robotics throughout the school holidays and after-school. This is in partnership with a resident CIC called Bizzie Bodies who have expertise in this area.

A Chair Exercise Class has also begun at our Rotherhithe Centre. Specifically, it is a free weekly, chair-based exercise session for older people as part of a Warm Haven offer. This session has attracted new people to our centre and is enjoyed by all who attend. Another new addition is “Inclusive Karate with Ogi”—karate for children and young people with SEND. Participation is growing steadily, and progress among those who have been attending for a while is clearly visible. The instructors aim to hold a basic grading class later in 2025 to instil a sense of pride and accomplishment in the children.

Finally, plans to build a “Community Cabin” on some spare land have progressed, although there remains a small funding gap that we aim to fill. This will ensure we have sufficient resources to create the product best suited for a multi-purpose room that can host ‘messier’ activities such as a Men’s Shed, a Gardening Club, and various arts and crafts sessions.

Rotherhithe continues its partnership work with resident charities and CICs, including Bizzie Bodies, Ballers Academy, and Bosco, who complement the work we do and bring different areas of expertise.

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## THE DOCKLAND SETTLEMENTS

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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#### Achievements and performance (continued)

##### c. Isle of Dogs

Calder's Wharf remains the largest provider of childcare in the area, supporting parents to remain in work and providing single parents and carers with respite for fifty weeks of the year. The children themselves benefit from a range of activities and trips that they might not otherwise experience. Recent outings have included visits to the Essex coast, indoor skydiving, theme parks, and climbing centres. We were also delighted to receive an additional Variety Club minibus as attendance numbers continue to increase.

Other activities continue at the centre, including Pilates, Mum and Baby Yoga, Baby Sensory, an Elderly Lunch Club, and a Baby Clothes Exchange, helping to support parents who may be struggling. They can also access the Food Bank, which opens once a week, though we have plans to expand this provision. Volunteers are vital to its ongoing success, and we are fortunate to receive support recruiting them from Tower Hamlets CVS, as well as regular volunteers from a local business called Real Fundraising.

Daytime usage at the centre has increased slightly, and the Chinese and Vietnamese Refugee Group continues to use the facilities twice per week, offering various social activities including Tai Chi, ballroom dancing, table tennis, Mahjong, and a delicious lunch.

We are delighted to be receiving support from Canary Wharf Contractors, a large local property developer and building firm, who are renovating our Community Cabins in Millwall Park. These spaces will be used for after-school and school holiday activities, environmental projects, and adult education sessions such as languages and music.

##### d. Conclusion

We continue to do all we can to support local people, no matter their age or background. We aim to respond quickly to local needs and provide tailored, conscientious projects driven by local stakeholders and underpinned by grants and volunteer support. We are continually seeking new community spaces to expand our provision in other parts of London and the surrounding areas.

Fundraising continues to be a challenge, with high levels of competition among charities. However, we are fortunate to have a successful annual fundraising event—the Golf Day at Hadley Wood—to which we are very grateful and look forward to another event this June. This event relies heavily on regular attendance and generous support from teams including LGT Wealth, Canary Wharf Contractors, Brith Engineering, Elson Tools, Roof, Watford Timber, Retrex, Kendon Packaging, Sydenham, Pinewood Structures, JAM Timber Consulting, Dover Trussed Roofing, and numerous individual supporters, including our Chairman, Nick Meyer.

We are extremely fortunate to have a fantastic team of staff and volunteers, all of whom are willing to roll up their sleeves and take on tasks that may fall outside their usual job descriptions, in order to save money and help the most disadvantaged, vulnerable, and lonely people we support.

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## THE DOCKLAND SETTLEMENTS

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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#### a. Financial review

The Charity's income is derived from 3 regular principal sources and as indicated in the Trustees Report they are:

- the renting of parts of the buildings for office use and the hiring of larger space to user groups for sporting, hobby crafts and similar organised activities;
- childcare provision pre and after school services; an
- fund raising social events.

Additionally, there are valued donations with special support provided by the Carpenters Livery Company and investment income.

The total income for the year to 31 March 2025 was £1,014,990 (2024 - £798,409), which is more (2024 - less) than the Charity's expenditure of £1,001,376 (2024 - £1,059,877) in managing and running the 3 locations at Stratford, Isle of Dogs and Rotherhithe and fundraising costs of £16,998 (2024 - £16,337).

The position this year is decreased by fall in the value of the Charity's low risk investments of £54,702 (2024 - £99,759 increase), this is minimised by a realised gain of £32,731 (2024 - £45,949).

There is therefore a final deficit of £25,355 (2024 - £132,097).

The Trustees have considered forecasts in the light of the cost of living crisis and economic uncertainty with the country, taking into account that a number of the Charity's activities have been reduced. The risk to the Charity's financial position is monitored throughout the year and the Trustees are satisfied that there are no material uncertainties in the Charity's status as a going concern.

#### b. Reserves policy

The charity aims to maintain unrestricted reserves, not invested in fixed assets, available and equivalent to between six months of operating expenditure. This level is considered appropriate to ensure the continued delivery of essential community services in the event of funding interruptions, unexpected costs, or emergencies. This provision has not been achieved this year but the Trustees hope to achieve this goal over the next few years by increasing income and, if necessary, transferring funds from Designated Funds to General Funds within total unrestricted funds. The reserves are reviewed annually by the trustees to ensure they remain aligned with risk and operating commitments.

#### c. Designated funds

During the year, the Trustees have continued to utilise 5 designated funds from the prior year. The Trustees feel that this classification best reflects the intended use of these funds to invest and support specific projects and activities undertaken by the Charity. These funds are not intended to be used in the day-to-day funding of the Charity. For more information, please see Note 17 to the financial statements. These include the possibility of a new community centre if somewhere suitable is identified, the renovation of "The Arches" on the Isle of Dogs and the fixed asset funds to provide for the annual depreciation of our fleet of minibuses and buildings.

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## THE DOCKLAND SETTLEMENTS

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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#### **d. Future plans**

Plans for the upcoming financial year include:

- Fundraising the gap in funds acquired for the Food Bank and Warm Haven provisions in Stratford.
- Employ a Food Bank Manager and to expand the Food Bank provision on the Isle of Dogs.
- Construction of a Community Cabin at Rotherhithe.
- Commencing the renovation of "The Arches Project" on the Isle of Dogs.
- Seek grants to support the ongoing works of the charity.
- Continue to liaise with developers in London and the surrounding areas for opportunities to expand our work in other communities.
- Aim to increase the lowest paid staffs' salaries to meet the criteria of the London Living Wage and achieve accreditation.
- Continue to negotiate with Newham over the building of a new Community Centre on the Carpenters' Estate.

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## THE DOCKLAND SETTLEMENTS

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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#### Structure, governance and management

##### a. 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.

##### b. Recruitment and appointment of new trustees

Trustee role descriptions are prepared reflecting the current needs for the board.

Advertising is made in a judicious and focused manner, encouraging diversity within the Board and appointments based on merit.

A declaration of eligibility supports any appointment to the Board.

##### c. Key management remuneration

The Trustees carry out an annual pay review to ensure that the Charity's pay levels are fair, competitive and an effective use of charitable funds.

#### Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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**THE DOCKLAND SETTLEMENTS**

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**TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2025**

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**Disclosure of information to auditors**

Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

**Auditors**

After the year end Barnes Roffe LLP resigned as auditors due to the transfer of its audit business and its successor Barnes Roffe Audit Limited was appointed by the trustees in line with the Charities Act 2011.

Approved by order of the members of the board of Trustees on 26-Nov-2025 and signed on their behalf by:

*Mark Horn*

**M Horn**  
(Trustee)

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## THE DOCKLAND SETTLEMENTS

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE DOCKLAND SETTLEMENTS

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#### Opinion

We have audited the financial statements of The Dockland Settlements (the 'charity') for the year ended 31 March 2025 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2025 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Conclusions relating to going concern

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

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

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

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## THE DOCKLAND SETTLEMENTS

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE DOCKLAND SETTLEMENTS (CONTINUED)

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#### Other information

The other information comprises the information included in the annual report other than the financial statements and our auditors' report thereon. The Trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

#### Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the Trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

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## THE DOCKLAND SETTLEMENTS

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE DOCKLAND SETTLEMENTS (CONTINUED)

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#### **Auditors' responsibilities for the audit of the financial statements**

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

#### **Identifying and assessing potential risks related to irregularities**

In identifying and assessing risks of material misstatement in respect of irregularities we considered the following:

- the nature of the industry, sector and control environment including the procedures for revenue recognition;
- results of our enquiries of management about their own identification and assessment of the risks of irregularities;
- any matters we identified having made enquiries of management about their policies and procedures relating to:
  - identifying, evaluating and complying with laws and regulations and whether they were aware of any instances of non-compliance;
  - detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud;
  - the internal controls established to mitigate risks of fraud or non-compliance with laws and regulations; and
  - the matters discussed among the audit engagement team regarding how and where fraud might occur in the financial statements and any potential indicators of fraud.

All relevant laws and regulations identified and areas susceptible to fraud that could have a material effect on the financial statements were communicated. Any instances of non-compliance with laws and regulations identified were considered in our audit approach. The most significant laws and regulations were determined as follows:

- UK GAAP FRS 102 and Companies Act; and
- Charities Act 2011.

Additional audit procedures performed by the audit engagement team included:

- Review of the financial statement disclosures and testing to supporting documentation
- Completion of disclosure checklist to identify areas of non-compliance.

The areas that we identified as being susceptible to material misstatement due to fraud were:

- Revenue recognition (including grant income);
- Management override.

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## THE DOCKLAND SETTLEMENTS

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE DOCKLAND SETTLEMENTS (CONTINUED)

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Audit procedures in response to the identified areas above:

- agreeing the financial statements disclosures to underlying supporting documentation;;
- enquiring of management about actual and potential litigation and claims;
- performing analytical procedures and substantive testing to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments;
- assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and
- evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.fc.org.uk/auditorsresponsibilities](http://www.fc.org.uk/auditorsresponsibilities). This description forms part of our auditors' report.

#### **Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its trustees, as a body, for our audit work, for this report, or for the opinions we have formed.

*Barnes Roffe.*

#### **Barnes Roffe Audit Limited**

Chartered Accountants  
Statutory Auditor  
Leytonstone House  
Leytonstone  
London  
E11 1GA

09-Dec-2025

Barnes Roffe Audit Limited are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

**THE DOCKLAND SETTLEMENTS**

**STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2025**

Note	Unrestricted funds 2025 £	Restricted funds 2025 £	Endowment funds 2025 £	Total funds 2025 £	<i>Total funds 2024 £</i>	
<b>Income and endowments from:</b>						
Donations and legacies	4	19,644	374,452	-	394,096	179,925
Other trading activities	5	574,463	-	-	574,463	593,064
Investments	6	46,431	-	-	46,431	25,420
<b>Total income and endowments</b>		<b>640,538</b>	<b>374,452</b>	<b>-</b>	<b>1,014,990</b>	<b>798,409</b>
<b>Expenditure on:</b>						
Raising funds	7	16,998	-	-	16,998	16,337
Charitable activities	9	869,546	131,830	-	1,001,376	1,059,877
<b>Total expenditure</b>		<b>886,544</b>	<b>131,830</b>	<b>-</b>	<b>1,018,374</b>	<b>1,076,214</b>
<b>Net (expenditure)/income before net (losses)/gains on investments</b>						
		<b>(246,006)</b>	<b>242,622</b>	<b>-</b>	<b>(3,384)</b>	<b>(277,805)</b>
Net (losses)/gains on investments		<b>(21,971)</b>	<b>-</b>	<b>-</b>	<b>(21,971)</b>	<b>145,708</b>
<b>Net movement in funds</b>		<b>(267,977)</b>	<b>242,622</b>	<b>-</b>	<b>(25,355)</b>	<b>(132,097)</b>
<b>Reconciliation of funds:</b>						
Total funds brought forward		<b>2,300,425</b>	<b>45,414</b>	<b>300,000</b>	<b>2,645,839</b>	<b>2,777,936</b>
Net movement in funds		<b>(267,977)</b>	<b>242,622</b>	<b>-</b>	<b>(25,355)</b>	<b>(132,097)</b>
<b>Total funds carried forward</b>		<b>2,032,448</b>	<b>288,036</b>	<b>300,000</b>	<b>2,620,484</b>	<b>2,645,839</b>

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 17 to 37 form part of these financial statements.

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**THE DOCKLAND SETTLEMENTS**

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**BALANCE SHEET  
AS AT 31 MARCH 2025**

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	Note	2025 £	2024 £
<b>Fixed assets</b>			
Tangible assets	13	562,643	552,516
Investments	14	1,976,354	2,057,388
		2,538,997	2,609,904
<b>Current assets</b>			
Debtors	15	29,076	19,542
Cash at bank and in hand		81,494	60,265
		110,570	79,807
<b>Current liabilities</b>			
Creditors: amounts falling due within one year	16	(29,083)	(43,872)
<b>Net current assets</b>		81,487	35,935
<b>Total net assets</b>		2,620,484	2,645,839
<b>Charity funds</b>			
Endowment funds	17	300,000	300,000
Restricted funds	17	288,036	45,414
Unrestricted funds			
Designated funds - New Venture Fund	17	1,147,599	1,371,455
Designated funds - other	17	695,063	702,516
General funds	17	189,786	226,454
Total unrestricted funds	17	2,032,448	2,300,425
<b>Total funds</b>		2,620,484	2,645,839

The financial statements were approved and authorised for issue by the Trustees on  
26-Nov-2025 and signed on their behalf by:

*Alan Stead*

**Alan Stead**  
(Trustee)

The notes on pages 17 to 37 form part of these financial statements.

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**THE DOCKLAND SETTLEMENTS**

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**STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MARCH 2025**

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	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
<b>Cash flows from operating activities</b>		
Net cash used in operating activities	<b>(54,331)</b>	<b>(226,349)</b>
	<hr/>	<hr/>
<b>Cash flows from investing activities</b>		
Movement in fixed asset investments	<b>26,332</b>	<b>231,278</b>
Interest received	<b>45,259</b>	<b>25,342</b>
	<hr/>	<hr/>
<b>Net cash used in investing activities</b>	<b>71,591</b>	<b>256,620</b>
	<hr/>	<hr/>
<b>Change in cash and cash equivalents in the year</b>	<b>17,260</b>	<b>30,271</b>
Cash and cash equivalents at the beginning of the year	<b>60,265</b>	<b>29,994</b>
	<hr/>	<hr/>
<b>Cash and cash equivalents at the end of the year</b>	<b>77,525</b>	<b>60,265</b>
	<hr/> <hr/>	<hr/> <hr/>

The notes on pages 17 to 37 form part of these financial statements

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## THE DOCKLAND SETTLEMENTS

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

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#### 1. General information

The Dockland Settlements ("the Charity") is a company, limited by members' guarantee, incorporated in England and Wales. The Charity's registered office is 98 Gibbins Road, London, E15 2HU.

#### 2. Accounting policies

##### 2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - 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 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

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

##### 2.2 Income

All income is recognised in the Statement of Financial Activities once the Charity has entitlement to the funds, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income from community activities is include in income when invoiced and from grants receivable when any conditions relating to the grants have been satisfied.

##### 2.3 Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the Charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resources.

Expenditure on raising funds includes all expenditure incurred by the Charity to raise funds for its charitable purposes and includes costs of all fundraising activities events and non-charitable trading.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

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## THE DOCKLAND SETTLEMENTS

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

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#### 2. Accounting policies (continued)

##### 2.4 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

##### 2.5 Taxation

The Charity is exempt from corporation tax on its charitable activities.

##### 2.6 Tangible fixed assets and depreciation

Fixed assets are stated at cost less depreciation. Assets below £2,000 are written off in the year of purchase. Depreciation is provided on fixed assets at rates which will write off the cost of the asset over their useful economic lives.

Depreciation is provided on the following bases:

Leasehold property	- over the term of the lease
Long-term leasehold property	- not provided
Motor vehicles	- 25% on cost
Fixtures and fittings	- at variable rates on reducing balance

The carrying values are reviewed at the year end for impairment if circumstances indicate that the full carrying value may not be recoverable.

No depreciation charge is made in respect of long-term leasehold property as this relates to land only.

##### 2.7 Investments

Fixed asset investments comprise an investment portfolio which is managed by an outside provider. This is included in the balance sheet at current market value as at the balance sheet date, income is taken into the Statement of Financial Activities when accrued in the fund. Any unrealised gains or losses on listed investments are included in the Statement of Financial Activities for the year.

Other investments held as fixed assets are shown at cost less provision for impairment.

##### 2.8 Debtors

Trade and other debtors are recognised at the settlement amount. Prepayments are valued at the amount prepaid.

##### 2.9 Cash at bank and in hand

Cash at bank and in hand includes cash, current bank accounts and a cash account which is part of a larger investment fund.

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## THE DOCKLAND SETTLEMENTS

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

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#### 2. Accounting policies (continued)

##### 2.10 Creditors

Creditors are recognised where the Charity has a present obligation resulting from a past event that will result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are recognised at their settlement amount.

##### 2.11 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 the current asset investment which is measured at market value.

##### 2.12 Pensions

The Charity operates a defined contribution pension scheme. Contributions payable to the Charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

##### 2.13 Fund accounting

General funds are unrestricted funds which can be used in accordance with the charitable objectives at the discretion of the trustees.

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

Restricted funds are funds which can only be used for particular restricted purposes within the objectives 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 purposes of each fund is included in the notes to the financial statements.

##### 2.14 Donated services and facilities

Donated services and facilities are included in the Statement of Financial Activities as income and expenditure. The amounts are valued at the cost that the Charity would have had to incur.

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## THE DOCKLAND SETTLEMENTS

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

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#### 3. Critical accounting estimates and areas of judgment

In preparing financial statements it is necessary to make certain judgements, estimations and assumptions that affect the amounts recognised in the financial statements. The following judgements and estimates are considered by the Trustees to have the most significant effect on amounts recognised in the financial statements.

Critical accounting estimates and assumptions:

Useful life of tangible fixed assets:

The annual depreciation charge for tangible fixed assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are reassessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of the assets.

#### 4. Income from donations and legacies

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total funds 2025 £
<b>Grants</b>			
Perinatal Mental Health	-	5,000	<b>5,000</b>
Charterhouse	-	9,000	<b>9,000</b>
London Marathon Foundation	-	16,249	<b>16,249</b>
Rotherhithe Consolidated Charities	-	4,890	<b>4,890</b>
Newham Council	-	10,000	<b>10,000</b>
IRONMNGRS	-	5,000	<b>5,000</b>
East End Community Foundation	-	18,742	<b>18,742</b>
Southwark Council	-	2,700	<b>2,700</b>
Carpenters Co Trust	16,250	-	<b>16,250</b>
People for Places	-	3,000	<b>3,000</b>
Warm Haven	-	22,500	<b>22,500</b>
Southwark Charities - Warm Hub	-	4,940	<b>4,940</b>
Variety Club	-	34,107	<b>34,107</b>
<b>Subtotal detailed disclosure</b>	<b>16,250</b>	<b>136,128</b>	<b>152,378</b>
Donations	3,394	238,324	<b>241,718</b>
<b>Total 2025</b>	<b>19,644</b>	<b>374,452</b>	<b>394,096</b>

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**THE DOCKLAND SETTLEMENTS**

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

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**4. Income from donations and legacies (continued)**

	<i>Unrestricted funds 2024 £</i>	<i>Restricted funds 2024 £</i>	<i>Total funds 2024 £</i>
<b>Grants</b>			
Perinatal Mental Health	-	5,000	5,000
Grocers	-	3,000	3,000
Groundwork	-	1,125	1,125
Rotherhithe Consolidated Charities	-	4,530	4,530
Newham Council	-	20,000	20,000
UK Health and Wellbeing Fund	-	10,000	10,000
East End Community Foundation	-	10,000	10,000
Southwark Council	-	52,674	52,674
Carpenters Co Trust	15,000	-	15,000
British Land Company	-	16,000	16,000
Warm Haven	-	4,400	4,400
Albion Street Community Charity	-	1,000	1,000
<b>Subtotal detailed disclosure</b>	<b>15,000</b>	<b>127,729</b>	<b>142,729</b>
Donations	10,295	26,901	37,196
<i>Total 2024</i>	<b>25,295</b>	<b>154,630</b>	<b>179,925</b>

**5. Income from other trading activities**

**Income from fundraising events**

	<b>Unrestricted funds 2025 £</b>	<b>Total funds 2025 £</b>
Fundraising events	35,416	<b>35,416</b>
	<b>35,416</b>	<b>35,416</b>

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THE DOCKLAND SETTLEMENTS

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025

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5. Income from other trading activities (continued)

Income from fundraising events (continued)

	<i>Unrestricted funds 2024 £</i>	<i>Total funds 2024 £</i>
Fundraising events	31,333	31,333

Income from non charitable trading activities

	<b>Unrestricted funds 2025 £</b>	<b>Total funds 2025 £</b>
Classes income	7,195	7,195
Community activities & letting	376,127	376,127
Sundry income	730	730
Playscheme income	154,995	154,995
	<u>539,047</u>	<u>539,047</u>

	<i>Unrestricted funds 2024 £</i>	<i>Total funds 2024 £</i>
Classes income	229	229
Community activities & letting	362,267	362,267
Sundry income	1,440	1,440
Playscheme income	197,795	197,795
	<u>561,731</u>	<u>561,731</u>

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THE DOCKLAND SETTLEMENTS

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025

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6. Investment income

	<b>Unrestricted funds 2025 £</b>	<b>Total funds 2025 £</b>
Deposit account interest	1,172	1,172
Investment income	45,259	45,259
	<u>46,431</u>	<u>46,431</u>

	<i>Unrestricted funds 2024 £</i>	<i>Total funds 2024 £</i>
Deposit account interest	78	78
Investment income	25,342	25,342
	<u>25,420</u>	<u>25,420</u>

7. Expenditure on raising funds

Costs of raising voluntary income

	<b>Unrestricted funds 2025 £</b>	<b>Total funds 2025 £</b>
Costs of fundraising activities	16,998	16,998
	<u>16,998</u>	<u>16,998</u>

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**THE DOCKLAND SETTLEMENTS**

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

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**7. Expenditure on raising funds (continued)**

**Costs of raising voluntary income (continued)**

	<i>Unrestricted funds 2024 £</i>	<i>Total funds 2024 £</i>
Costs of fundraising activities	16,337	16,337

**8. Net income/(expenditure)**

Net income/(expenditure) is stated after charging:

	<b>2025 £</b>	<b>2024 £</b>
Auditor's remuneration	<b>5,000</b>	5,000
Depreciation - owned assets	<b>69,359</b>	49,806

**9. Analysis of expenditure on charitable activities**

**Summary by fund type**

	<b>Unrestricted funds 2025 £</b>	<b>Restricted funds 2025 £</b>	<b>Total 2025 £</b>
Running community centre	869,546	131,830	<b>1,001,376</b>

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**THE DOCKLAND SETTLEMENTS**

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

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**9. Analysis of expenditure on charitable activities (continued)**

**Summary by fund type (continued)**

	<i>Unrestricted funds 2024 £</i>	<i>Restricted funds 2024 £</i>	<i>Total 2024 £</i>
Running community centre	895,557	164,320	1,059,877

**10. Analysis of expenditure by activities**

	<b>Activities undertaken directly 2025 £</b>	<b>Support costs 2025 £</b>	<b>Total funds 2025 £</b>
Running community centre	991,294	10,082	<b>1,001,376</b>

	<i>Activities undertaken directly 2024 £</i>	<i>Support costs 2024 £</i>	<i>Total funds 2024 £</i>
Running community centre	1,049,408	10,469	1,059,877

**11. Staff costs**

	<b>2025 £</b>	<b>2024 £</b>
Wages and salaries	<b>568,883</b>	634,478
Social security costs	<b>38,620</b>	42,474
Contribution to defined contribution pension schemes	<b>9,930</b>	10,817
	<b>617,433</b>	687,769

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## THE DOCKLAND SETTLEMENTS

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

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#### 11. Staff costs (continued)

The average number of persons employed by the Charity during the year was as follows:

	<b>2025 No.</b>	<i>2024 No.</i>
Full-time equivalents	<b>29</b>	<i>26</i>

No employee received remuneration amounting to more than £60,000 in either year.

#### 12. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (*2024 - £NIL*).

During the year ended 31 March 2025, no Trustee expenses have been incurred (*2024 - £NIL*).

The Charity considers its key management personnel to comprise of the Trustees, Chief Executive Officer, Operations Director and each of the three Centre Managers. Total key personnel remuneration during the year was £210,747 gross pay (*2024 - 201,578*) and £21,627 employer's National Insurance (*2024 - £21,542*).

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**THE DOCKLAND SETTLEMENTS**

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

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**13. Tangible fixed assets**

	Short-term leasehold property £	Long-term leasehold property £	Motor vehicles £	Fixtures and fittings £	Total £
<b>Cost or valuation</b>					
At 1 April 2024	743,867	200,000	149,872	234,872	1,328,611
Additions	-	-	73,292	12,309	85,601
Disposals	-	-	(24,459)	-	(24,459)
At 31 March 2025	<u>743,867</u>	<u>200,000</u>	<u>198,705</u>	<u>247,181</u>	<u>1,389,753</u>
<b>Depreciation</b>					
At 1 April 2024	424,488	-	116,979	234,628	776,095
Charge for the year	33,361	-	34,768	1,230	69,359
On disposals	-	-	(18,344)	-	(18,344)
At 31 March 2025	<u>457,849</u>	<u>-</u>	<u>133,403</u>	<u>235,858</u>	<u>827,110</u>
<b>Net book value</b>					
At 31 March 2025	<u><u>286,018</u></u>	<u><u>200,000</u></u>	<u><u>65,302</u></u>	<u><u>11,323</u></u>	<u><u>562,643</u></u>
At 31 March 2024	<u><u>319,379</u></u>	<u><u>200,000</u></u>	<u><u>32,893</u></u>	<u><u>244</u></u>	<u><u>552,516</u></u>

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**THE DOCKLAND SETTLEMENTS**

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

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**14. Fixed asset investments**

	Listed investments £	Unlisted investments £	Total £
<b>Cost or valuation</b>			
At 1 April 2024	2,057,358	30	2,057,388
Additions	550,826	-	550,826
Disposals	(577,158)	-	(577,158)
Revaluations	(54,702)	-	(54,702)
At 31 March 2025	1,976,324	30	1,976,354
<b>Net book value</b>			
At 31 March 2025	1,976,324	30	1,976,354
<i>At 31 March 2024</i>	<i>2,057,358</i>	<i>30</i>	<i>2,057,388</i>

Fixed asset unlisted investments consist of 6,820 £1 Ordinary Shares in Helpcard Holdings Ltd which have been written down to £Nil from the historical cost of £10,506 and £30 Government Securities shown at cost.

**15. Debtors**

	2025 £	2024 £
<b>Due within one year</b>		
Other debtors	29,076	19,542

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**THE DOCKLAND SETTLEMENTS**

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

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**16. Creditors: Amounts falling due within one year**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Trade creditors	<b>3,892</b>	17,484
Other taxation and social security	<b>10,011</b>	10,616
Other creditors	<b>3,519</b>	3,894
Accruals and deferred income	<b>11,661</b>	11,878
	<b>29,083</b>	43,872
	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Deferred income at 1 April 2024	<b>5,158</b>	27,664
Resources deferred during the year	<b>4,941</b>	5,158
Amounts released from previous periods	<b>(5,158)</b>	(27,664)
	<b>4,941</b>	5,158

All deferred income in 2025 was received before the year end but is not allowed to be spent before April 2025.

THE DOCKLAND SETTLEMENTS

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025

17. Statement of funds

Statement of funds - current year

	Balance at 1 April 2024 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2025 £
<b>Unrestricted funds</b>						
Future Capital Investment Fund	1,371,455	-	(133,845)	(90,011)	-	1,147,599
Arches Project Fund	150,000	-	-	-	-	150,000
Minibuses for Playcare Fund	32,893	-	(14,560)	-	-	18,333
Building Fund	200,000	-	-	-	-	200,000
Fixed Asset Fund	319,623	-	(33,361)	-	-	286,262
Fixed asset fund - Rotherhithe	-	-	(1,230)	12,309	-	11,079
Minibus (2025)	-	-	(2,525)	10,100	-	7,575
Minibus - Variety Club	-	-	(7,271)	29,085	-	21,814
	<u>2,073,971</u>	<u>-</u>	<u>(192,792)</u>	<u>(38,517)</u>	<u>-</u>	<u>1,842,662</u>
<b>General funds</b>						
General Fund	226,454	640,538	(693,752)	38,517	(21,971)	189,786
<b>Total Unrestricted funds</b>	<u>2,300,425</u>	<u>640,538</u>	<u>(886,544)</u>	<u>-</u>	<u>(21,971)</u>	<u>2,032,448</u>
<b>Endowment funds</b>						
Stanley Spooner Will Trust Fund	300,000	-	-	-	-	300,000

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**THE DOCKLAND SETTLEMENTS**

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

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**17. Statement of funds (continued)**

	Balance at 1 April 2024 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2025 £
<b>Restricted funds</b>						
Cooper	-	100	(100)	-	-	-
Celtic FC	-	1,000	(1,000)	-	-	-
Variety club	-	34,107	(8,527)	-	-	25,580
Arches Redevelopment Fund	41,604	-	-	-	-	41,604
Southwark Council - Empowering Communities	-	2,700	(300)	-	-	2,400
Charterhouse	-	9,000	(9,000)	-	-	-
Millwall Albion	-	1,000	(1,000)	-	-	-
Places for People	-	3,000	(3,000)	-	-	-
Millwall Rugby Club	-	700	(700)	-	-	-
Southwark Council Neighbourhood	3,810	-	(3,810)	-	-	-
Rotherhithe Consolidated Charities	-	5,611	(5,611)	-	-	-
Co-op food bank donation	-	1,216	(1,216)	-	-	-
Warm Haven	-	22,500	(22,500)	-	-	-
Newham Council Foodbank	-	23,250	(23,250)	-	-	-
Perinatal Mental Health	-	5,000	(5,000)	-	-	-
Skipton donation	-	878	(878)	-	-	-
East End Community Foundation	-	18,742	(18,742)	-	-	-
London Marathon Foundation	-	16,249	(16,249)	-	-	-
Making a difference locally	-	1,767	(1,767)	-	-	-
Island Sports Trust	-	217,692	-	-	-	217,692

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THE DOCKLAND SETTLEMENTS

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025

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17. Statement of funds (continued)

Statement of funds - current year (continued)

	Balance at 1 April 2024 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2025 £
Southwark Charities	-	4,940	(4,180)	-	-	760
Iron Mongers	-	5,000	(5,000)	-	-	-
	<u>45,414</u>	<u>374,452</u>	<u>(131,830)</u>	<u>-</u>	<u>-</u>	<u>288,036</u>
<b>Total of funds</b>	<u><u>2,645,839</u></u>	<u><u>1,014,990</u></u>	<u><u>(1,018,374)</u></u>	<u><u>-</u></u>	<u><u>(21,971)</u></u>	<u><u>2,620,484</u></u>

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**THE DOCKLAND SETTLEMENTS**

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

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**17. Statement of funds (continued)**

**Statement of funds - prior year**

	<i>Balance at 1 April 2023 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Gains/ (Losses) £</i>	<i>Balance at 31 March 2024 £</i>
<b>Unrestricted funds</b>					
<b>Designated funds</b>					
Future Capital Investment Fund	1,581,422	-	(209,967)	-	1,371,455
Arches Project Fund	150,000	-	-	-	150,000
Minibuses for Playcare Fund	49,338	-	(16,445)	-	32,893
Building Fund	200,000	-	-	-	200,000
Fixed Asset Fund	352,984	-	(33,361)	-	319,623
	<u>2,333,744</u>	<u>-</u>	<u>(259,773)</u>	<u>-</u>	<u>2,073,971</u>
<b>General funds</b>					
General Fund	89,088	643,779	(652,121)	145,708	226,454
	<u>2,422,832</u>	<u>643,779</u>	<u>(911,894)</u>	<u>145,708</u>	<u>2,300,425</u>
<b>Endowment funds</b>					
Stanley Spooner Will Trust Fund	300,000	-	-	-	300,000

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**THE DOCKLAND SETTLEMENTS**

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

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**17. Statement of funds (continued)**

	<i>Balance at 1 April 2023</i>	<i>Income</i>	<i>Expenditure</i>	<i>Gains/ (Losses)</i>	<i>Balance at 31 March 2024</i>
	£	£	£	£	£
<b>Restricted funds</b>					
Arches Redevelopment Fund	41,604	-	-	-	41,604
UK Health and Wellbeing fund	-	10,000	(10,000)	-	-
Charterhouse	9,020	-	(9,020)	-	-
Groundwork	-	1,125	(1,125)	-	-
Access Sport	1,380	-	(1,380)	-	-
Albion St Charity	1,000	1,000	(2,000)	-	-
Southwark Council Neighbourhood	2,100	8,669	(6,959)	-	3,810
Rotherhithe Consolidated Charities	-	5,034	(5,034)	-	-
British Land Company	-	16,000	(16,000)	-	-
Warm Haven	-	4,400	(4,400)	-	-
Newham Council Foodbank	-	28,312	(28,312)	-	-
Perinatal Mental Health	-	5,000	(5,000)	-	-
East End Community Foundation	-	10,000	(10,000)	-	-
Southwark Council Olympic Legacy	-	44,090	(44,090)	-	-
Making a difference locally	-	3,000	(3,000)	-	-
Island Sports Trust	-	18,000	(18,000)	-	-
	<u>55,104</u>	<u>154,630</u>	<u>(164,320)</u>	<u>-</u>	<u>45,414</u>
<b>Total of funds</b>	<u><u>2,777,936</u></u>	<u><u>798,409</u></u>	<u><u>(1,076,214)</u></u>	<u><u>145,708</u></u>	<u><u>2,645,839</u></u>

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**THE DOCKLAND SETTLEMENTS**

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

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**18. Summary of funds**

**Summary of funds - current year**

	Balance at 1 April 2024 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2025 £
Designated funds	2,073,971	-	(192,792)	(38,517)	-	1,842,662
General funds	226,454	640,538	(693,752)	38,517	(21,971)	189,786
Endowment funds	300,000	-	-	-	-	300,000
Restricted funds	45,414	374,452	(131,830)	-	-	288,036
	<u>2,645,839</u>	<u>1,014,990</u>	<u>(1,018,374)</u>	<u>-</u>	<u>(21,971)</u>	<u>2,620,484</u>

**Summary of funds - prior year**

	<i>Balance at 1 April 2023 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Gains/ (Losses) £</i>	<i>Balance at 31 March 2024 £</i>
Designated funds	2,333,744	-	(259,773)	-	2,073,971
General funds	89,088	643,779	(652,121)	145,708	226,454
Endowment funds	300,000	-	-	-	300,000
Restricted funds	55,104	154,630	(164,320)	-	45,414
	<u>2,777,936</u>	<u>798,409</u>	<u>(1,076,214)</u>	<u>145,708</u>	<u>2,645,839</u>

**19. Related party transactions**

The Charity employs one of the CEO's children, during the year they received total remuneration of £32,414 (2024 - £32,414) and employer's national insurance of £3,218 (2024 - £3,218). The employment contract and salary rates are part of the normal course of the Charity's operations and have been carried out on an arm's length basis.

**20. Pension commitments**

The Charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the Charity in an independently administered fund. The pension cost charge represents contributions payable by the Charity to the fund and amounted to £9,930 (2024 - £10,817). Contributions totalling £2,269 (2024 - £2,445) were payable at the balance sheet date and included in creditors.

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**THE DOCKLAND SETTLEMENTS**

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

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**21. Analysis of net assets between funds**

**Analysis of net assets between funds - current year**

	<b>Unrestricted funds 2025 £</b>	<b>Restricted funds 2025 £</b>	<b>Endowment funds 2025 £</b>	<b>Total funds 2025 £</b>
Tangible fixed assets	537,063	25,580	-	<b>562,643</b>
Fixed asset investments	1,676,354	-	300,000	<b>1,976,354</b>
Current assets	(151,758)	262,456	-	<b>110,698</b>
Creditors due within one year	(29,211)	-	-	<b>(29,211)</b>
<b>Total</b>	<u>2,032,448</u>	<u>288,036</u>	<u>300,000</u>	<u><b>2,620,484</b></u>

**Analysis of net assets between funds - prior year**

	<i>Unrestricted funds 2024 £</i>	<i>Restricted funds 2024 £</i>	<i>Endowment funds 2024 £</i>	<i>Total funds 2024 £</i>
Tangible fixed assets	552,516	-	-	552,516
Fixed asset investments	1,757,388	-	300,000	2,057,388
Current assets	34,393	45,414	-	79,807
Creditors due within one year	(43,872)	-	-	(43,872)
<b>Total</b>	<u>2,300,425</u>	<u>45,414</u>	<u>300,000</u>	<u>2,645,839</u>

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**THE DOCKLAND SETTLEMENTS**

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

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**22. Reconciliation of net movement in funds to net cash flow from operating activities**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Net expenditure for the year (as per Statement of Financial Activities)	<b>(25,355)</b>	<b>(132,097)</b>
<b>Adjustments for:</b>		
Depreciation charges	<b>69,359</b>	49,806
Losses on investments	<b>21,971</b>	(99,759)
Interest received	<b>(45,259)</b>	(25,342)
(Increase)/Decrease in debtors	<b>(9,447)</b>	1,073
Increase/(Decrease) in creditors	<b>(14,748)</b>	(20,030)
<b>Net cash used in operating activities</b>	<b>(3,479)</b>	<b>(226,349)</b>

**23. Analysis of cash and cash equivalents**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Cash in hand	<b>77,525</b>	60,265

**24. Analysis of changes in net debt**

	<b>At 1 April 2024</b>	<b>Cash flows</b>	<b>At 31 March 2025</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Cash at bank and in hand	<b>60,265</b>	<b>11,571</b>	<b>71,836</b>

**THE DOCKLAND SETTLEMENTS**

England & Wales - Charity number 306025

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# Accounts

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**THE DOCKLAND SETTLEMENTS**

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**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2024**

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## THE DOCKLAND SETTLEMENTS

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## THE DOCKLAND SETTLEMENTS

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### REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2024

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**Trustees**

Montague Meyer (Chair)  
Alan Stead FCA (Trustee)  
Shalini Sharma (Trustee)  
Phillip Elson (Trustee)  
Curt Fahndrich (Trustee)  
Martin Young (Trustee)  
Tracy Anne Cunningham (Trustee)  
Mark Horn (Trustee)  
Grace Willimott (Trustee)

**Charity registered  
number** 202349

**Principal office** 98 Gibbins Road  
London  
E15 2HU

**Independent auditors** Barnes Roffe LLP  
Chartered Accountants  
Statutory Auditor  
Leytonstone House  
Leytonstone  
London  
E11 1GA

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## THE DOCKLAND SETTLEMENTS

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### TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2024

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The Trustees who are also the 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 of 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 2019).

#### Objectives and activities

##### a. Policies and objectives

- a) To establish and/or administer and carry on community centres in London and / or elsewhere in the UK.
- b) To provide facilities for recreation and for all or any types or type of physical, mental, moral, educational and cultural training for and to improve the lives of the inhabitants or of the neighbourhoods of our community centres without distinction of sex or race or of political, religious or other options.
- c) In connection with (b) to do all or any of the following: continue, initiate, develop, promote, encourage, organise and coordinate:
  - I. Social services of a charitable nature
  - II. Educational classes and lectures and other forms of educational activity and training
  - III. Cultural and recreational education and training
  - IV. Study and practice of citizenship irrespective of any political party
  - V. Religious thought and manner of living

#### Public benefit

The Trustees have considered the Charity Commission guidance on public benefit, and consider that the activities of the Charity meet its charitable objectives and provide a benefit to the public.

#### Achievements and performance

##### a. Charitable activities

We have seen an increase in user groups returning after the pandemic with more going back into the office, although we are still not at full capacity, but we are all working on sweating each centre.

The Food Bank continues after the Pandemic as the cost-of-living crisis has forced many residents to use this resource to supplement their outgoings.

The food bank has seen over 1000 residents using it on a weekly basis, which has an increase since last year with many more coming from low income families rather than the homeless, although we have seen a large increase in the rough sleepers using our facility. We have since opened a warm haven adjacent to the food bank, opening at the same time allowing people to go from the food bank into the warm haven where they can get tea, coffee, pastries and also hot food, we also have a double decker bus arrive with information on benefits, housing and a alcohol and drug advisory team.

We managed to secure a grant to employ a food bank manager who oversees the vast number of volunteers who support this project, with many volunteers coming from local corporate organisations such as Westfield, Barclays and many more. Our partnerships with M & S, Fareshare, City Harvest and now Billingsgate Market are vital in the supply of fresh and nutritious food. Our Food Bank was nominated for the Charity of the Year in the London Borough of Newham Awards.

The Golf Day has been arranged for June this year and we are hoping to raise much need unrestricted funds for the charity.

It was decided not to organize the Dragon Boat race this year and put it on the agenda for next.

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## THE DOCKLAND SETTLEMENTS

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

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#### **Achievements and performance (continued)**

##### **b. Rotherhithe**

Rotherhithe continues to maintain a high level of attendance of user groups, the pitch has now been completely repaired and looks great, with new groups attending.

Junior Football groups continue to flourish, and the main trainer now rents an office in the main building and gives a great presence to parents.

User groups continue to use the facilities such as football for Dementia sufferer's along with a group various other mature classes dedicated to increasing life expectancy.

A large gardening project is underway in the area connected to the main building, residents have shown a great interest in getting involved along with various disabled and special needs group.

We have almost reached the target of building the new cabin which will allow more users in the building, this will enhance the original building and increase the number of users seeing outside of hours increasing.

Work with staff members to identify needs from the local community as to how this is best used.

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## THE DOCKLAND SETTLEMENTS

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

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#### Achievements and performance (continued)

##### c. Stratford

As above Stratford Centre is primarily a sporting venue and so it took a hard blow with long period of closure, along with a very popular childcare provision, with most parents forced to work from home, the need to provide childcare places which was so very imperative, has become less demanding and staff have made various efforts to increase numbers bringing them up to the level prior to the pandemic.

Although the sportshall users have increased, the level of children attending the childcare provision has not increased dramatically, it is now out intention to 'ferry' the children from Stratford to Parkview on the Isle of Dogs in our minibuses during all school holidays, this becomes cost effective and the children get to be part of an outdoor play provision and go out every day.

The numbers have increased in the sports hall with the users being basketball players, this has been very valuable to the state of income and through word of mouth has replaced most of the football teams currently working from home.

The Centre also houses a resident training organisation, this has had a major impact on the income, and it is an all-year-round income stream.

The food bank plays a major role at the Carpenters and Dockland Centre and whilst we await the outcome of the planning application, it was suggested that we scale down the overall size of the new food bank and one which can be erected quite quickly.

Mace Construction decided to install a porta cabin for the food bank and this was done quite quickly, although it is not ideal it has to serve the purpose until we move to the new centre.

The Carpenters and Dockland Centre will continue to provide a variety of sporting, social, recreational and educational activities to a variety of local people with a focus on the most vulnerable and disadvantaged including lonely elderly people, adults with disabilities, BAME groups, refugees and disadvantaged or at-risk young people and children.

Negotiations and talks continue around the new Carpenters and Dockland Centre with the CEO and the Operations Director meeting with the developers to secure the best possible outcome for the charity. Both members of staff have been consulted throughout regarding the fit out of the new Centre and how it supports local people.

Negotiations continue with LBTH and the Charity to gain the best possible outcome for all concerned.

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## THE DOCKLAND SETTLEMENTS

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

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#### **Achievements and performance (continued)**

##### **d. Isle of Dogs**

Calders Wharf continues to welcome new groups to the Centre and continues to attract more children to the childcare provision, this is so popular that now we have needed to increase the minibus fleet to allow us to continue to provide an outdoor play provision for all the children attending.

Other groups include Pilates, yoga, baby sensory and a very well attended and established play care provision.

Calders Wharf continues to struggle to encourage daytime usage, although the popular Chinese and Vietnamese group continue to use the facilities twice per week.

Parkview Play is the only outdoor play provision in Tower Hamlets and prides itself on delivering a wide range of outdoor activities for children from 4yrs – 11yrs 50 weeks of the year.

Numbers increase every school year and numbers can be as much as 68-70 children attending a day, a lot of meetings and site visits make up the programme and the increase in fees has seen the play care provision making a sizeable profit.

It is the intention of Park View play to introduce 'BANK STREET' which is a new initiative to the play provision, this is where staff in minibuses will pick up children of working parents from the high-profile Canary Wharf site and provide them with an outdoor programme before returning them to their parents at the end of their working day.

This initiative is the only one in Tower Hamlets and if successful can be rolled in our other centres in other Boroughs. We have been informed that other afterschool clubs on the Isle of Dogs are going to close, which means that we will have the opportunity of increasing our numbers even more and picking up from the seven schools on the Isle of Dogs.

##### **e. Conclusion**

The Charity continues to seek other buildings and venues in other London Boroughs to roll out their work with the local community and are actively.

The charity also prides itself on the retention and continuity of staff members who have shown commitment and loyalty to the Charity throughout various struggles.

The Trustees believe that the staff team enables the Charity to evolve with new and exciting projects and will meet any demands that are faced in the coming years.

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## THE DOCKLAND SETTLEMENTS

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

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#### a. Financial review

The Charity's income is derived from 3 regular principal sources and as indicated in the Trustees Report they are:

- the renting of parts of the buildings for office use and the hiring of larger space to user groups for sporting, hobby crafts and similar organised activities;
- childcare provision pre and after school services; an
- fund raising social events.

Additionally, there are valued donations with special support provided by the Carpenters Livery Company and investment income.

The total income for the year to 31 March 2024 was £798,409 (2023 - £839,540), which is less (2023 - less) than the Charity's expenditure of £1,059,877 (2023 - £941,560) in managing and running the 3 locations at Stratford, Isle of Dogs and Rotherhithe and fundraising costs of £16,337 (2023 - £14,201).

The position this year is increased by an increase in the value of the Charity's low risk investments of £99,759 (2023 - £185,302 decrease) and a realised gain of £45,949 (2023 - £Nil).

There is therefore a final deficit of £132,097 (2023 - £301,523).

The Trustees have considered forecasts in the light of the cost of living crisis and economic uncertainty with the country, taking into account that a number of the Charity's activities have been reduced. The risk to the Charity's financial position is monitored throughout the year and the Trustees are satisfied that there are no material uncertainties in the Charity's status as a going concern.

#### b. Reserves policy

The Trustees have set themselves a target of having six months running cost of unrestricted reserves not invested in fixed assets available. This prudent provision has not been achieved this year but the Trustees hope to achieve this goal over the next few years by increasing income and, if necessary, transferring funds from Designated Funds to General Funds within total unrestricted funds.

#### c. Designated funds

During the year, the Trustees have continued to utilise 7 designated funds from the prior year. The Trustees feel that this classification best reflects the intended use of these funds to invest and support specific projects and activities undertaken by the Charity. These funds are not intended to be used in the day-to-day funding of the Charity.

For more information, please see Note 17 to the financial statements.

#### d. Future plans

Plans for the upcoming financial year include:

- Fundraising to support the Community Development Worker for another year;
- Dockland Settlement Reunion on the Isle of Dogs;
- Fundraising for The Cabin at Rotherhithe;
- Fundraising for grants to support grass roots projects.

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## THE DOCKLAND SETTLEMENTS

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

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#### Structure, governance and management

##### a. 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.

##### b. Recruitment and appointment of new trustees

Trustee role descriptions are prepared reflecting the current needs for the board.

Advertising is made in a judicious and focused manner, encouraging diversity within the Board and appointments based on merit.

A declaration of eligibility supports any appointment to the Board.

##### c. Key management remuneration

The Trustees carry out an annual pay review to ensure that the Charity's pay levels are fair, competitive and an effective use of charitable funds.

#### Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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**THE DOCKLAND SETTLEMENTS**

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**TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2024**

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**Disclosure of information to auditors**

Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

**Auditors**

The auditors, Barnes Roffe LLP, have indicated their willingness to continue in office. The designated Trustees will propose a motion reappointing the auditors at a meeting of the Trustees.

Approved by order of the members of the board of Trustees on 18 December 2024 and signed on their behalf by:

*Mark Horn*

**M Horn**  
(Trustee)

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## THE DOCKLAND SETTLEMENTS

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE DOCKLAND SETTLEMENTS

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#### Opinion

We have audited the financial statements of The Dockland Settlements (the 'charity') for the year ended 31 March 2024 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2024 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Conclusions relating to going concern

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

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

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

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## THE DOCKLAND SETTLEMENTS

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE DOCKLAND SETTLEMENTS (CONTINUED)

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#### Other information

The other information comprises the information included in the annual report other than the financial statements and our auditors' report thereon. The Trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

#### Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the Trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

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## THE DOCKLAND SETTLEMENTS

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE DOCKLAND SETTLEMENTS (CONTINUED)

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#### **Auditors' responsibilities for the audit of the financial statements**

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

#### **Identifying and assessing potential risks related to irregularities**

In identifying and assessing risks of material misstatement in respect of irregularities we considered the following:

- the nature of the industry, sector and control environment including the procedures for revenue recognition;
- results of our enquiries of management about their own identification and assessment of the risks of irregularities;
- any matters we identified having made enquiries of management about their policies and procedures relating to:
  - identifying, evaluating and complying with laws and regulations and whether they were aware of any instances of non-compliance;
  - detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud;
  - the internal controls established to mitigate risks of fraud or non-compliance with laws and regulations; and
  - the matters discussed among the audit engagement team regarding how and where fraud might occur in the financial statements and any potential indicators of fraud.

All relevant laws and regulations identified and areas susceptible to fraud that could have a material effect on the financial statements were communicated. Any instances of non-compliance with laws and regulations identified were considered in our audit approach. The most significant laws and regulations were determined as follows:

- UK GAAP FRS 102 and Companies Act; and
- Charities Act 2011.

Additional audit procedures performed by the audit engagement team included:

- Review of the financial statement disclosures and testing to supporting documentation
- Completion of disclosure checklist to identify areas of non-compliance.

The areas that we identified as being susceptible to material misstatement due to fraud were:

- Revenue recognition (including grant income);
- Management override.

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## THE DOCKLAND SETTLEMENTS

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE DOCKLAND SETTLEMENTS (CONTINUED)

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Audit procedures in response to the identified areas above:

- agreeing the financial statements disclosures to underlying supporting documentation;;
- enquiring of management about actual and potential litigation and claims;
- performing analytical procedures and substantive testing to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments;
- assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and
- evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.fc.org.uk/auditorsresponsibilities](http://www.fc.org.uk/auditorsresponsibilities). This description forms part of our auditors' report.

#### **Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its trustees, as a body, for our audit work, for this report, or for the opinions we have formed.

*Barnes Roffe LLP.*

**Barnes Roffe LLP**  
Chartered Accountants  
Statutory Auditor  
Leytonstone House  
Leytonstone  
London  
E11 1GA

18 December 2024

Barnes Roffe LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

**THE DOCKLAND SETTLEMENTS**

**STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2024**

	Note	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total funds 2024 £	Total funds 2023 £
<b>Income and endowments from:</b>						
Donations and legacies	4	25,295	154,630	-	179,925	162,659
Other trading activities	5	593,064	-	-	593,064	608,325
Investments	6	25,420	-	-	25,420	68,556
<b>Total income and endowments</b>		<b>643,779</b>	<b>154,630</b>	<b>-</b>	<b>798,409</b>	<b>839,540</b>
<b>Expenditure on:</b>						
Raising funds	7	16,337	-	-	16,337	14,201
Charitable activities	9	895,557	164,320	-	1,059,877	941,560
<b>Total expenditure</b>		<b>911,894</b>	<b>164,320</b>	<b>-</b>	<b>1,076,214</b>	<b>955,761</b>
<b>Net expenditure before net gains/(losses) on investments</b>		<b>(268,115)</b>	<b>(9,690)</b>	<b>-</b>	<b>(277,805)</b>	<b>(116,221)</b>
Net gains/(losses) on investments		145,708	-	-	145,708	(185,302)
<b>Net movement in funds</b>		<b>(122,407)</b>	<b>(9,690)</b>	<b>-</b>	<b>(132,097)</b>	<b>(301,523)</b>
<b>Reconciliation of funds:</b>						
Total funds brought forward		2,422,832	55,104	300,000	2,777,936	3,079,459
Net movement in funds		(122,407)	(9,690)	-	(132,097)	(301,523)
<b>Total funds carried forward</b>		<b>2,300,425</b>	<b>45,414</b>	<b>300,000</b>	<b>2,645,839</b>	<b>2,777,936</b>

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 16 to 35 form part of these financial statements.

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**THE DOCKLAND SETTLEMENTS**

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**BALANCE SHEET  
AS AT 31 MARCH 2024**

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	Note	2024 £	2023 £
<b>Fixed assets</b>			
Tangible assets	13	552,516	602,322
Investments	14	2,057,388	2,188,907
		2,609,904	2,791,229
<b>Current assets</b>			
Debtors	15	19,542	20,615
Cash at bank and in hand		60,265	29,994
		79,807	50,609
Creditors: amounts falling due within one year	16	(43,872)	(63,902)
<b>Net current assets / liabilities</b>		35,935	(13,293)
<b>Total net assets</b>		2,645,839	2,777,936
<b>Charity funds</b>			
Endowment funds	17	300,000	300,000
Restricted funds	17	45,414	55,104
Unrestricted funds			
Designated funds - New Venture Fund	17	1,371,455	1,581,422
Designated funds - other	17	702,516	752,322
General funds	17	226,454	89,088
Total unrestricted funds	17	2,300,425	2,422,832
<b>Total funds</b>		2,645,839	2,777,936

The financial statements were approved and authorised for issue by the Trustees on 18 December 2024 and signed on their behalf by:

*Alan Stead*

**Alan Stead**  
(Trustee)

The notes on pages 16 to 35 form part of these financial statements.

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**THE DOCKLAND SETTLEMENTS**

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**STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MARCH 2024**

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	2024 £	2023 £
<b>Cash flows from operating activities</b>		
Net cash used in operating activities	<b>(226,349)</b>	<b>(174,478)</b>
	<hr/>	<hr/>
<b>Cash flows from investing activities</b>		
Purchase of tangible fixed assets	-	<b>(61,290)</b>
Movement in fixed asset investments	<b>231,278</b>	<b>118,225</b>
Interest received	<b>25,342</b>	<b>68,497</b>
Interest paid	-	<b>(1)</b>
	<hr/>	<hr/>
<b>Net cash used in investing activities</b>	<b>256,620</b>	<b>125,431</b>
	<hr/>	<hr/>
<b>Change in cash and cash equivalents in the year</b>	<b>30,271</b>	<b>(49,047)</b>
Cash and cash equivalents at the beginning of the year	<b>29,994</b>	<b>79,041</b>
	<hr/>	<hr/>
<b>Cash and cash equivalents at the end of the year</b>	<b>60,265</b>	<b>29,994</b>
	<hr/> <hr/>	<hr/> <hr/>

The notes on pages 16 to 35 form part of these financial statements

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## THE DOCKLAND SETTLEMENTS

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

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#### 1. General information

The Dockland Settlements ("the Charity") is a company, limited by members' guarantee, incorporated in England and Wales. The Charity's registered office is 98 Gibbins Road, London, E15 2HU.

#### 2. Accounting policies

##### 2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - 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 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

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

##### 2.2 Income

All income is recognised in the Statement of Financial Activities once the Charity has entitlement to the funds, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income from community activities is include in income when invoiced and from grants receivable when any conditions relating to the grants have been satisfied.

##### 2.3 Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the Charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resources.

Expenditure on raising funds includes all expenditure incurred by the Charity to raise funds for its charitable purposes and includes costs of all fundraising activities events and non-charitable trading.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

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## THE DOCKLAND SETTLEMENTS

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

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#### 2. Accounting policies (continued)

##### 2.4 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

##### 2.5 Taxation

The Charity is exempt from corporation tax on its charitable activities.

##### 2.6 Tangible fixed assets and depreciation

Fixed assets are stated at cost less depreciation. Assets below £2,000 are written off in the year of purchase. Depreciation is provided on fixed assets at rates which will write off the cost of the asset over their useful economic lives.

Depreciation is provided on the following bases:

Leasehold property	- over the term of the lease
Long-term leasehold property	- not provided
Motor vehicles	- 25% on cost
Fixtures and fittings	- at variable rates on reducing balance

The carrying values are reviewed at the year end for impairment if circumstances indicate that the full carrying value may not be recoverable.

No depreciation charge is made in respect of long-term leasehold property as this relates to land only.

##### 2.7 Investments

Fixed asset investments comprise an investment portfolio which is managed by an outside provider. This is included in the balance sheet at current market value as at the balance sheet date, income is taken into the Statement of Financial Activities when accrued in the fund. Any unrealised gains or losses on listed investments are included in the Statement of Financial Activities for the year.

Other investments held as fixed assets are shown at cost less provision for impairment.

##### 2.8 Debtors

Trade and other debtors are recognised at the settlement amount. Prepayments are valued at the amount prepaid.

##### 2.9 Cash at bank and in hand

Cash at bank and in hand includes cash, current bank accounts and a cash account which is part of a larger investment fund.

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## THE DOCKLAND SETTLEMENTS

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

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#### 2. Accounting policies (continued)

##### 2.10 Creditors

Creditors are recognised where the Charity has a present obligation resulting from a past event that will result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are recognised at their settlement amount.

##### 2.11 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 the current asset investment which is measured at market value.

##### 2.12 Pensions

The Charity operates a defined contribution pension scheme. Contributions payable to the Charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

##### 2.13 Fund accounting

General funds are unrestricted funds which can be used in accordance with the charitable objectives at the discretion of the trustees.

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

Restricted funds are funds which can only be used for particular restricted purposes within the objectives 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 purposes of each fund is included in the notes to the financial statements.

##### 2.14 Donated services and facilities

Donated services and facilities are included in the Statement of Financial Activities as income and expenditure. The amounts are valued at the cost that the Charity would have had to incur.

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## THE DOCKLAND SETTLEMENTS

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

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#### 3. Critical accounting estimates and areas of judgment

In preparing financial statements it is necessary to make certain judgements, estimations and assumptions that affect the amounts recognised in the financial statements. The following judgements and estimates are considered by the Trustees to have the most significant effect on amounts recognised in the financial statements.

Critical accounting estimates and assumptions:

Useful life of tangible fixed assets:

The annual depreciation charge for tangible fixed assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are reassessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of the assets.

#### 4. Income from donations and legacies

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £
<b>Grants</b>			
Perinatal Mental Health	-	5,000	<b>5,000</b>
Grocers	-	3,000	<b>3,000</b>
Groundwork	-	1,125	<b>1,125</b>
Rotherhithe Consolidated Charities	-	4,530	<b>4,530</b>
Newham Council	-	20,000	<b>20,000</b>
UK Health and Wellbeing fund	-	10,000	<b>10,000</b>
East End Community Foundation	-	10,000	<b>10,000</b>
Southwark Council	-	52,674	<b>52,674</b>
Carpenters Co Trust	15,000	-	<b>15,000</b>
British Land Company	-	16,000	<b>16,000</b>
Warm Haven	-	4,400	<b>4,400</b>
Albion Street Community Charity	-	1,000	<b>1,000</b>
<b>Subtotal detailed disclosure</b>	<b>15,000</b>	<b>127,729</b>	<b>142,729</b>
Donations	10,295	26,901	<b>37,196</b>
<b>Total 2024</b>	<b>25,295</b>	<b>154,630</b>	<b>179,925</b>

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**THE DOCKLAND SETTLEMENTS**

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

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**4. Income from donations and legacies (continued)**

	<i>Unrestricted funds 2023 £</i>	<i>Restricted funds 2023 £</i>	<i>Total funds 2023 £</i>
<b>Grants</b>			
Carpenters Co Trust	15,000	-	15,000
East End Community Foundation	9,000	3,000	12,000
Canary Wharf	-	1,300	1,300
Southwark Council	-	18,810	18,810
Newham Council	-	30,000	30,000
Clarion Housing Group	5,000	-	5,000
Warm Haven	500	-	500
Albion Street Community	-	1,000	1,000
Active Sport	-	1,000	1,000
United St Saviours	-	2,000	2,000
Charterhouse Southwark	-	7,980	7,980
Southwark Charities	-	1,700	1,700
East End Community	2,700	-	2,700
<b>Subtotal detailed disclosure</b>	<b>32,200</b>	<b>66,790</b>	<b>98,990</b>
Donations	48,669	-	48,669
Grants	15,000	-	15,000
<i>Total 2023</i>	<b>95,869</b>	<b>66,790</b>	<b>162,659</b>

**5. Income from other trading activities**

**Income from fundraising events**

	<b>Unrestricted funds 2024 £</b>	<b>Total funds 2024 £</b>
Fundraising events	31,333	<b>31,333</b>
	<b>31,333</b>	<b>31,333</b>

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THE DOCKLAND SETTLEMENTS

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

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5. Income from other trading activities (continued)

Income from fundraising events (continued)

	<i>Unrestricted funds 2023 £</i>	<i>Total funds 2023 £</i>
Fundraising events	32,293	32,293

Income from non charitable trading activities

	<b>Unrestricted funds 2024 £</b>	<b>Total funds 2024 £</b>
Classes income	229	229
Community activities & letting	362,267	362,267
Sundry income	1,440	1,440
Playscheme income	197,795	197,795
	<b>561,731</b>	<b>561,731</b>

	<i>Unrestricted funds 2023 £</i>	<i>Total funds 2023 £</i>
Classes income	1,060	1,060
Community activities & letting	349,484	349,484
Sundry income	11,586	11,586
Playscheme income	213,902	213,902
	<b>576,032</b>	<b>576,032</b>

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THE DOCKLAND SETTLEMENTS

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

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6. Investment income

	<b>Unrestricted funds 2024 £</b>	<b>Total funds 2024 £</b>
Deposit account interest	78	78
Investment income	25,342	25,342
	<hr/>	<hr/>
	25,420	25,420
	<hr/> <hr/>	<hr/> <hr/>

	<i>Unrestricted funds 2023 £</i>	<i>Total funds 2023 £</i>
Deposit account interest	59	59
Investment income	68,497	68,497
	<hr/>	<hr/>
	68,556	68,556
	<hr/> <hr/>	<hr/> <hr/>

7. Expenditure on raising funds

Costs of raising voluntary income

	<b>Unrestricted funds 2024 £</b>	<b>Total funds 2024 £</b>
Costs of fundraising activities	16,337	16,337
	<hr/> <hr/>	<hr/> <hr/>

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THE DOCKLAND SETTLEMENTS

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

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7. Expenditure on raising funds (continued)

Costs of raising voluntary income (continued)

	<i>Unrestricted funds 2023 £</i>	<i>Total funds 2023 £</i>
Costs of fundraising activities	14,201	14,201

8. Net income/(expenditure)

Net income/(expenditure) is stated after charging:

	<b>2024 £</b>	<b>2023 £</b>
Auditor's remuneration	5,000	5,000
Depreciation - owned assets	30,445	34,445

9. Analysis of expenditure on charitable activities

Summary by fund type

	<b>Unrestricted funds 2024 £</b>	<b>Restricted funds 2024 £</b>	<b>Total 2024 £</b>
Running community centre	895,557	164,320	1,059,877

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**THE DOCKLAND SETTLEMENTS**

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

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**9. Analysis of expenditure on charitable activities (continued)**

**Summary by fund type (continued)**

	<i>Unrestricted funds 2023 £</i>	<i>Restricted funds 2023 £</i>	<i>Total 2023 £</i>
Running community centre	880,660	60,900	941,560

**10. Analysis of expenditure by activities**

	<b>Activities undertaken directly 2024 £</b>	<b>Support costs 2024 £</b>	<b>Total funds 2024 £</b>
Running community centre	1,049,408	10,469	<b>1,059,877</b>

	<i>Activities undertaken directly 2023 £</i>	<i>Support costs 2023 £</i>	<i>Total funds 2023 £</i>
Running community centre	932,463	9,097	941,560

**11. Staff costs**

	<b>2024 £</b>	<b>2023 £</b>
Wages and salaries	<b>634,478</b>	615,054
Social security costs	<b>42,474</b>	43,722
Contribution to defined contribution pension schemes	<b>10,817</b>	10,545
	<b>687,769</b>	669,321

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## THE DOCKLAND SETTLEMENTS

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

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#### 11. Staff costs (continued)

The average number of persons employed by the Charity during the year was as follows:

	<b>2024</b> <b>No.</b>	<i>2023</i> <i>No.</i>
Full-time equivalents	<b>26</b>	26

No employee received remuneration amounting to more than £60,000 in either year.

#### 12. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (*2023 - £NIL*).

During the year ended 31 March 2024, no Trustee expenses have been incurred (*2023 - £NIL*).

The Charity considers its key management personnel to comprise of the Trustees, Chief Executive Officer, Operations Director and each of the three Centre Managers. Total key personnel remuneration during the year was £201,578 gross pay (*2023 - £177,061*) and £21,542 employer's National Insurance (*2023 - £19,033*).

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**THE DOCKLAND SETTLEMENTS**

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

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**13. Tangible fixed assets**

	Short-term leasehold property £	Long-term leasehold property £	Motor vehicles £	Fixtures and fittings £	Total £
<b>Cost or valuation</b>					
At 1 April 2023	743,867	200,000	149,872	234,872	1,328,611
At 31 March 2024	<u>743,867</u>	<u>200,000</u>	<u>149,872</u>	<u>234,872</u>	<u>1,328,611</u>
<b>Depreciation</b>					
At 1 April 2023	391,127	-	100,534	234,628	726,289
Charge for the year	33,361	-	16,445	-	49,806
At 31 March 2024	<u>424,488</u>	<u>-</u>	<u>116,979</u>	<u>234,628</u>	<u>776,095</u>
<b>Net book value</b>					
At 31 March 2024	<u><u>319,379</u></u>	<u><u>200,000</u></u>	<u><u>32,893</u></u>	<u><u>244</u></u>	<u><u>552,516</u></u>
At 31 March 2023	<u><u>352,740</u></u>	<u><u>200,000</u></u>	<u><u>49,338</u></u>	<u><u>244</u></u>	<u><u>602,322</u></u>

During the year the Charity changed the method of depreciating its short-term leasehold property from 2% straight line to depreciating over the term of the lease. This revised method more accurately reflects the useful lives of the assets.

The change in depreciation method is a change in the accounting estimate and is accounted for in the period of change in subsequent periods. The effect of the change in the current year has resulted in an increase to the depreciation charge of £19,361.

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## THE DOCKLAND SETTLEMENTS

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

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#### 14. Fixed asset investments

	Listed investments £	Unlisted investments £	Total £
<b>Cost or valuation</b>			
At 1 April 2023	2,188,877	30	2,188,907
Additions	371,732	-	371,732
Disposals	(603,010)	-	(603,010)
Revaluations	99,759	-	99,759
At 31 March 2024	<u>2,057,358</u>	<u>30</u>	<u>2,057,388</u>
<b>Net book value</b>			
At 31 March 2024	<u>2,057,358</u>	<u>30</u>	<u>2,057,388</u>
At 31 March 2023	<u>2,188,877</u>	<u>30</u>	<u>2,188,907</u>

Fixed asset investments consist of 6,820 £1 Ordinary Shares in Helpcard Holdings Ltd which have been written down to £Nil from the historical cost of £10,506 and £30 Government Securities shown at cost.

#### 15. Debtors

	2024 £	2023 £
<b>Due within one year</b>		
Trade debtors	-	44
Other debtors	19,542	20,571
	<u>19,542</u>	<u>20,615</u>

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**THE DOCKLAND SETTLEMENTS**

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

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**16. Creditors: Amounts falling due within one year**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Trade creditors	<b>17,484</b>	23,467
Other taxation and social security	<b>10,616</b>	11,078
Other creditors	<b>3,894</b>	4,393
Accruals and deferred income	<b>11,878</b>	24,964
	<b>43,872</b>	63,902
	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Deferred income at 1 April 2023	<b>27,664</b>	55,805
Resources deferred during the year	<b>5,158</b>	27,664
Amounts released from previous periods	<b>(27,664)</b>	(55,805)
	<b>5,158</b>	27,664

All deferred income in 2024 was received before the year end but is not allowed to be spent before April 2024.

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**THE DOCKLAND SETTLEMENTS**

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

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**17. Statement of funds**

**Statement of funds - current year**

	Balance at 1 April 2023 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 March 2024 £
<b>Unrestricted funds</b>					
<b>Designated funds</b>					
Future Capital Investment Fund	1,581,422	-	(209,967)	-	1,371,455
Arches Project Fund	150,000	-	-	-	150,000
Minibuses for Playcare Fund	49,338	-	(16,445)	-	32,893
Building Fund	200,000	-	-	-	200,000
Fixed Asset Fund	352,984	-	(33,361)	-	319,623
	<u>2,333,744</u>	<u>-</u>	<u>(259,773)</u>	<u>-</u>	<u>2,073,971</u>
<b>General funds</b>					
General Fund	89,088	643,779	(652,121)	145,708	226,454
	<u>89,088</u>	<u>643,779</u>	<u>(652,121)</u>	<u>145,708</u>	<u>226,454</u>
<b>Total Unrestricted funds</b>	<u>2,422,832</u>	<u>643,779</u>	<u>(911,894)</u>	<u>145,708</u>	<u>2,300,425</u>
<b>Endowment funds</b>					
Stanley Spooner Will Trust Fund	300,000	-	-	-	300,000
	<u>300,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>300,000</u>

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**THE DOCKLAND SETTLEMENTS**

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

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**17. Statement of funds (continued)**

	Balance at 1 April 2023 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 March 2024 £
<b>Restricted funds</b>					
Arches Redevelopment Fund	41,604	-	-	-	41,604
UK Health and Wellbeing fund	-	10,000	(10,000)	-	-
Charterhouse	9,020	-	(9,020)	-	-
Groundwork	-	1,125	(1,125)	-	-
Access Sport	1,380	-	(1,380)	-	-
Albion St Charity	1,000	1,000	(2,000)	-	-
Southwark Council Neighbourhood	2,100	8,669	(6,959)	-	3,810
Rotherhithe Consolidated Charities	-	5,034	(5,034)	-	-
British Land Company	-	16,000	(16,000)	-	-
Warm Haven	-	4,400	(4,400)	-	-
Newham Council Foodbank	-	28,312	(28,312)	-	-
Perinatal Mental Health	-	5,000	(5,000)	-	-
East End Community Foundation	-	10,000	(10,000)	-	-
Southwark Council Olympic Legacy	-	44,090	(44,090)	-	-
Grocers	-	3,000	(3,000)	-	-
Island Sports Trust	-	18,000	(18,000)	-	-
	<u>55,104</u>	<u>154,630</u>	<u>(164,320)</u>	<u>-</u>	<u>45,414</u>
<b>Total of funds</b>	<u><u>2,777,936</u></u>	<u><u>798,409</u></u>	<u><u>(1,076,214)</u></u>	<u><u>145,708</u></u>	<u><u>2,645,839</u></u>

**THE DOCKLAND SETTLEMENTS**

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

**17. Statement of funds (continued)**

**Statement of funds - prior year**

	<i>Balance at 1 April 2022 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Transfers in/out £</i>	<i>Gains/ (Losses) £</i>	<i>Balance at 31 March 2023 £</i>
<b>Unrestricted funds</b>						
<b>Designated funds</b>						
Future Capital Investment Fund	1,890,000	-	-	-	-	1,581,422
Arches Project Fund	150,000	-	-	-	-	150,000
Minibuses for Playcare Fund	52,500	-	(16,445)	-	-	49,338
Building Fund	200,000	-	-	-	-	200,000
Cost of Living Contingency Fund	30,000	-	-	-	-	-
Fixed Asset Fund	348,784	23,000	(18,000)	-	-	352,984
	<u>2,671,284</u>	<u>23,000</u>	<u>(34,445)</u>	<u>-</u>	<u>-</u>	<u>2,333,744</u>
<b>General funds</b>						
General Fund	58,961	749,750	(860,416)	326,095	(185,302)	89,088
<b>Total Unrestricted funds</b>	<u>2,730,245</u>	<u>772,750</u>	<u>(894,861)</u>	<u>326,095</u>	<u>(185,302)</u>	<u>2,422,832</u>
<b>Endowment funds</b>						
Stanley Spooner Will Trust Fund	300,000	-	-	-	-	300,000

**THE DOCKLAND SETTLEMENTS**

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

**17. Statement of funds (continued)**

	<i>Balance at 1 April 2022</i>	<i>Income</i>	<i>Expenditure</i>	<i>Transfers in/out</i>	<i>Gains/ (Losses)</i>	<i>Balance at 31 March 2023</i>
	£	£	£	£	£	£
<b>Restricted funds</b>						
Arches Redevelopment Fund	41,604	-	-	-	-	41,604
Empowering Communities Zumba	810	-	(810)	-	-	-
Charterhouse	2,280	7,980	(1,240)	-	-	9,020
Gym tots	2,520	-	(2,520)	-	-	-
Access Sport	2,000	1,000	(1,620)	-	-	1,380
Albion St Charity	-	1,000	-	-	-	1,000
Southwark Council						
Neighbourhood	-	2,100	-	-	-	2,100
Canary Wharf	-	1,300	(1,300)	-	-	-
Walking Sports	-	7,760	(7,760)	-	-	-
Cleaner Greener Safer	-	7,450	(7,450)	-	-	-
Newham Council Foodbank	-	30,000	(30,000)	-	-	-
Positives Futures Fund	-	3,200	(3,200)	-	-	-
East End Community Foundation	-	3,000	(3,000)	-	-	-
United St Saviours	-	2,000	(2,000)	-	-	-
	<u>49,214</u>	<u>66,790</u>	<u>(60,900)</u>	<u>-</u>	<u>-</u>	<u>55,104</u>
<b>Total of funds</b>	<u><u>3,079,459</u></u>	<u><u>839,540</u></u>	<u><u>(955,761)</u></u>	<u><u>326,095</u></u>	<u><u>(185,302)</u></u>	<u><u>2,777,936</u></u>

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**THE DOCKLAND SETTLEMENTS**

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

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**18. Summary of funds**

**Summary of funds - current year**

	<b>Balance at 1 April 2023 £</b>	<b>Income £</b>	<b>Expenditure £</b>	<b>Gains/ (Losses) £</b>	<b>Balance at 31 March 2024 £</b>
Designated funds	2,333,744	-	(259,773)	-	2,073,971
General funds	89,088	643,779	(652,121)	145,708	226,454
Endowment funds	300,000	-	-	-	300,000
Restricted funds	55,104	154,630	(164,320)	-	45,414
	<u>2,777,936</u>	<u>798,409</u>	<u>(1,076,214)</u>	<u>145,708</u>	<u>2,645,839</u>

**Summary of funds - prior year**

	<i>Balance at 1 April 2022 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Transfers in/out £</i>	<i>Gains/ (Losses) £</i>	<i>Balance at 31 March 2023 £</i>
Designated funds	2,671,284	23,000	(34,445)	-	-	2,333,744
General funds	58,961	749,750	(860,416)	326,095	(185,302)	89,088
Endowment funds	300,000	-	-	-	-	300,000
Restricted funds	49,214	66,790	(60,900)	-	-	55,104
	<u>3,079,459</u>	<u>839,540</u>	<u>(955,761)</u>	<u>326,095</u>	<u>(185,302)</u>	<u>2,777,936</u>

**19. Related party transactions**

The Charity employs one of the CEO's children, during the year they received total remuneration of £32,414 (2023 - £27,012) and employer's national insurance of £3,218 (2023 - £2,803). The employment contract and salary rates are part of the normal course of the Charity's operations and have been carried out on an arm's length basis.

**20. Pension commitments**

The Charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the Charity in an independently administered fund. The pension cost charge represents contributions payable by the Charity to the fund and amounted to £10,817 (2023 - £10,545). Contributions totalling £2,445 (2023 - £2,393) were payable at the balance sheet date and included in creditors.

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**THE DOCKLAND SETTLEMENTS**

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

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**21. Analysis of net assets between funds**

**Analysis of net assets between funds - current period**

	<b>Unrestricted funds 2024 £</b>	<b>Restricted funds 2024 £</b>	<b>Endowment funds 2024 £</b>	<b>Total funds 2024 £</b>
Tangible fixed assets	552,516	-	-	<b>552,516</b>
Fixed asset investments	1,757,388	-	300,000	<b>2,057,388</b>
Current assets	34,393	45,414	-	<b>79,807</b>
Creditors due within one year	(43,872)	-	-	<b>(43,872)</b>
<b>Total</b>	<u>2,300,425</u>	<u>45,414</u>	<u>300,000</u>	<u><b>2,645,839</b></u>

**Analysis of net assets between funds - prior period**

	<i>Unrestricted funds 2023 £</i>	<i>Restricted funds 2023 £</i>	<i>Endowment funds 2023 £</i>	<i>Total funds 2023 £</i>
Tangible fixed assets	602,322	-	-	602,322
Fixed asset investments	1,888,907	-	300,000	2,188,907
Current assets	(4,495)	55,104	-	50,609
Creditors due within one year	(63,902)	-	-	(63,902)
<b>Total</b>	<u>2,422,832</u>	<u>55,104</u>	<u>300,000</u>	<u>2,777,936</u>

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**THE DOCKLAND SETTLEMENTS**

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

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**22. Reconciliation of net movement in funds to net cash flow from operating activities**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Net expenditure for the period (as per Statement of Financial Activities)	<b>(132,097)</b>	<b>(301,523)</b>
<b>Adjustments for:</b>		
Depreciation charges	<b>49,806</b>	34,445
Losses on investments	<b>(99,759)</b>	185,302
Interest received	<b>(25,342)</b>	(68,495)
Interest paid	-	(1)
(Increase)/Decrease in debtors	<b>1,073</b>	(6,103)
Increase/(Decrease) in creditors	<b>(20,030)</b>	(18,103)
<b>Net cash used in operating activities</b>	<b>(226,349)</b>	<b>(174,478)</b>

**23. Analysis of cash and cash equivalents**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Cash in hand	<b>60,265</b>	29,994

**24. Analysis of changes in net debt**

	<b>At 1 April 2023</b>	<b>Cash flows</b>		<b>At 31 March 2024</b>
	<b>£</b>	<b>£</b>		<b>£</b>
Cash at bank and in hand	<b>29,994</b>	<b>30,271</b>		<b>60,265</b>

**THE DOCKLAND SETTLEMENTS**

England & Wales - Charity number 306025

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# Accounts

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Charity number: 202349

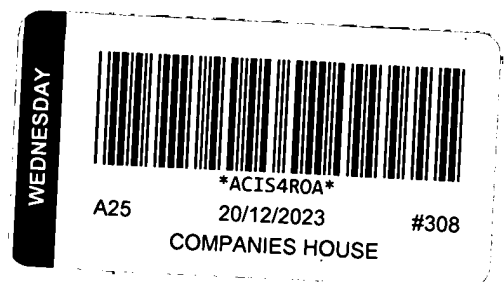
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# THE DOCKLANDS SETTLEMENTS

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TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023



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## THE DOCKLANDS SETTLEMENTS

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**THE DOCKLANDS SETTLEMENTS**

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**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS  
FOR THE YEAR ENDED 31 MARCH 2023**

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<b>Trustees</b>	Montague Meyer (Chair) Alan Stead FCA (Trustee) Shalini Sharma (Trustee) Phillip Elson (Trustee) Curt Fahndrich (Trustee) Martin Young (Trustee) Tracy Anne Cunningham (Trustee) Mark Horn (Trustee) Grace Willimott (Trustee)
<b>Charity registered number</b>	202349
<b>Principal office</b>	98 Gibbins Road London E15 2HU
<b>Independent auditors</b>	Barnes Roffe LLP Chartered Accountants Statutory Auditor Leytonstone House Leytonstone London E11 1GA

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## THE DOCKLANDS SETTLEMENTS

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### TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2023

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The Trustees who are also the 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 of 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 2019).

#### Objectives and activities

##### a. Policies and objectives

- a) To establish and/or administer and carry on community centres in London and / or elsewhere in the UK.
- b) To provide facilities for recreation and for all or any types or type of physical, mental, moral, educational and cultural training for and to improve the lives of the inhabitants or of the neighbourhoods of our community centres without distinction of sex or race or of political, religious or other options.
- c) In connection with (b) to do all or any of the following: continue, initiate, develop, promote, encourage, organise and coordinate:
  - I. Social services of a charitable nature
  - II. Educational classes and lectures and other forms of educational activity and training
  - III. Cultural and recreational education and training
  - IV. Study and practice of citizenship irrespective of any political party
  - V. Religious thought and manner of living

#### Public benefit

The Trustees have considered the Charity Commission guidance on public benefit, and consider that the activities of the Charity meet its charitable objectives and provide a benefit to the public.

#### Achievements and performance

##### a. Charitable activities

Some Charitable activities no longer returned since a lot of our user groups are working from home and no longer come straight from work to use our sporting facilities.

The Food Bank continues after the Pandemic as the cost-of-living crisis has forced many residents to use this resource to supplement their outgoings.

The Food Bank has seen more than 700 residents using it on a weekly basis and so we decided to also start up a Warm Haven to allow residents to gain warmth and save energy costs at home, have a cup of tea and receive direct information on benefits, housing, employment and other issues such as domestic and alcohol abuse. People attending the Warm Haven can also charge their devices, access our Wifi, use our hot showers and have their laundry done.

Employed members of staff have been redirected to the Food Bank and Warm Haven and grants are being sought to support this valuable project, partnerships with M & S, Fareshre, City Harvest and various charities continue to strengthen, and the project has become very popular within the borough of Newham. Both of these projects also rely considerably on Volunteers.

The Golf Day is arranged for June this year and we are hoping to raise much need unrestricted funds for the charity. It was decided not to organize the Dragon Boat race this year and put it on the agenda for next.

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## THE DOCKLANDS SETTLEMENTS

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

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#### Achievements and performance (continued)

##### b. Rotherhithe

Rotherhithe continues to maintain a high level of attendance of user groups, although the pitch is causing some problems with continuous repairs putting it out of order for many weeks throughout the year. We will seek funding to repair the pitch and roof net.

Junior Football groups continue to flourish, and a coaching academy now rents an office in the main building and gives a great presence to parents. User groups continue to use the facilities and we deliver a variety of projects in partnership with other CIC's and Charities such as Football for Dementia sufferers along with various other classes for elderly people dedicated to increasing life expectancy, providing company and developing friendships.

Some funding has been received for the Cabin, this will enhance the original building and increase the number of users seeing outside of hours increasing. More funding will be required however.

##### c. Stratford

As above, The Stratford Centre is primarily a sporting venue and suffered due to a long period of closure. Along with our very popular childcare provision and as a result of most parents being forced to work from home, the need to provide childcare places has reduced considerably. Staff have made various efforts to increase numbers bringing them up to the level prior to the pandemic. The numbers are starting to increase once again and staff have made a conscious effort to stand outside schools to hand out various literature on the play care provision.

The hours of use have increased in the sports hall, predominantly from an increase in basketball sessions. This has been very valuable to the levels of income and through word of mouth has replaced most of the football teams who tended to occupy the evening hours. The Centre also houses a resident training organisation, which has had a major impact on the income and generates an all-year-round income stream.

The Food Bank plays a major role at the Stratford Centre and whilst we await the outcome of the planning application for a new Community Centre in the area, it was suggested that we scale up the overall size of the new Food Bank and provide one which can be erected quite quickly. It was agreed that Mace Construction would provide a porta cabin and install it in the car park so the Food Bank could continue without any inconvenience to residents.

The Stratford Centre will continue to provide a variety of sporting, social, recreational and educational activities to a variety of local people with a focus on the most vulnerable and disadvantaged including people suffering from food and hygiene poverty, lonely elderly people, adults with disabilities, BAME groups, refugees and at-risk young people and children.

Negotiations and talks continue around the new Carpenters and Dockland Centre elsewhere on the Carpenters Estate with the CEO and the Operations Director meeting with the developers to secure the best possible outcome for the charity. Both members of staff have been consulted throughout regarding the design of the new Centre and how it supports local people. Negotiations continue with The London Borough of Newham and the Charity to gain the best possible outcome for all concerned.

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## THE DOCKLANDS SETTLEMENTS

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

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#### Achievements and performance (continued)

##### d. Isle of Dogs

Calders Wharf continues to welcome new groups to the Centre and has a very well-attended martial arts group that attends three times per week. Other groups include pilates, yoga, baby sensory and a very well attended and established play care provision.

Calders Wharf continues to struggle to encourage daytime usage, although the popular Chinese and Vietnamese Refugee group continue to use the facilities twice per week. Parkview Play is the only outdoor play provision in Tower Hamlets and prides itself on delivering a wide range of outdoor activities for children from 4yrs – 11 years, for fifty weeks of the year. Numbers increase every school year and there can be as many as seventy children attending a day. Various trips out in minibuses to the seaside, fun parks, cinema, play parks etc. make up the programme and the increase in fees has seen the play care provision making a sizeable profit.

It is the intention of Park View play to introduce 'Bank Street' - a new initiative to the play provision, where staff in minibuses collect children of working parents from the high-profile Canary Wharf site and provide them with an outdoor programme before returning them to their parents at the end of their working day. We hope this will enable more children to 'learn through play' but also be convenient for their parents' busy lives.

This initiative is the only one in Tower Hamlets and if successful can be rolled out in the other Boroughs The Dockland Settlements operates.

##### e. Conclusion

The Charity continues to seek other buildings and venues in other London Boroughs to roll out their work with the local community and are actively seeking to develop more partnerships with other charities and CIC's. We aim to increase the numbers of volunteers supporting our charity.

The Charity also prides itself on the retention and continuity of staff members who have shown commitment and loyalty to the Charity throughout various struggles. The Trustees believe that the staff team enables the Charity to evolve with new and exciting projects and will meet any demands that are faced in the coming years.

We will continue supporting the most vulnerable, disadvantaged and lonely people in the areas where we work and react quickly to local issues and concerns.

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## THE DOCKLANDS SETTLEMENTS

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

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#### a. Financial review

The Charity's income is derived from 3 regular principal sources and as indicated in the Trustees Report they are:

- the renting of parts of the buildings for office use and the hiring of larger space to user groups for sporting, hobby crafts and similar organised activities;
- childcare provision pre and after school services; and
- fund raising social events.

Additionally, there are valued donations with special support provided by the Carpenters Livery Company and investment income.

The total income for the year to 31 March 2023 was £839,540 (2022 - £744,618), which is less (2022 - less) than the Charity's expenditure of £941,560 (2022 - £782,219) in managing and running the 3 locations at Stratford, Isle of Dogs and Rotherhithe and fundraising costs of £14,201 (2022 - £1,577).

The position this year is further reduced by a decrease in the value of the Charity's low risk investments of £185,302 (2022 - £28,282).

There is therefore a final deficit of £301,523 (2022 - £67,460).

The Trustees have considered forecasts in the light of the cost of living crisis and economic uncertainty with the country, taking into account that a number of the Charity's activities have been reduced. The risk to the Charity's financial position is monitored throughout the year and the Trustees are satisfied that there are no material uncertainties in the Charity's status as a going concern.

#### b. Reserves policy

The Trustees have set themselves a target of having six months running cost of unrestricted reserves not invested in fixed assets available. This prudent provision has not been achieved this year but the Trustees hope to achieve this goal over the next few years by increasing income and, if necessary, transferring funds from Designated Funds to General Funds within total unrestricted funds.

#### c. Designated funds

During the year, the Trustees have continued to utilise 7 designated funds from the prior year. The Trustees feel that this classification best reflects the intended use of these funds to invest and support specific projects and activities undertaken by the Charity. These funds are not intended to be used in the day-to-day funding of the Charity.

For more information, please see Note 17 to the financial statements.

#### d. Future plans

Plans for the upcoming financial year include:

- Fundraising to support the Community Development Worker for another year;
- Dockland Settlement Reunion on the Isle of Dogs;
- Fundraising for The Cabin at Rotherhithe;
- Fundraising for grants to support grass roots projects.

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## THE DOCKLANDS SETTLEMENTS

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

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#### **Structure, governance and management**

##### **a. 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.

##### **b. Recruitment and appointment of new trustees**

Trustee role descriptions are prepared reflecting the current needs for the board.

Advertising is made in a judicious and focused manner, encouraging diversity within the Board and appointments based on merit.

A declaration of eligibility supports any appointment to the Board.

##### **c. Key management remuneration**

The Trustees carry out an annual pay review to ensure that the Charity's pay levels are fair, competitive and an effective use of charitable funds.

#### **Statement of Trustees' responsibilities**

The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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THE DOCKLANDS SETTLEMENTS

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TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2023

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**Disclosure of information to auditors**

Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

**Auditors**

The auditors, Barnes Roffe LLP, have indicated their willingness to continue in office. The designated Trustees will propose a motion reappointing the auditors at a meeting of the Trustees.

Approved by order of the members of the board of Trustees on 28/11/2023 and signed on their behalf by:

*Mark Horn*

**M Horn**  
(Trustee)

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## THE DOCKLANDS SETTLEMENTS

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE DOCKLANDS SETTLEMENTS

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#### Opinion

We have audited the financial statements of The Docklands Settlements (the 'charity') for the year ended 31 March 2023 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2023 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Conclusions relating to going concern

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

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

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

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## THE DOCKLANDS SETTLEMENTS

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE DOCKLANDS SETTLEMENTS (CONTINUED)

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#### Other information

The other information comprises the information included in the annual report other than the financial statements and our auditors' report thereon. The Trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

#### Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the Trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

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## THE DOCKLANDS SETTLEMENTS

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE DOCKLANDS SETTLEMENTS (CONTINUED)

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#### **Auditors' responsibilities for the audit of the financial statements**

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

#### **Identifying and assessing potential risks related to irregularities**

In identifying and assessing risks of material misstatement in respect of irregularities we considered the following:

- the nature of the industry, sector and control environment including the procedures for revenue recognition;
- results of our enquiries of management about their own identification and assessment of the risks and irregularities;
- any matters we identified having made enquiries of management about their policies and procedures relating to:
  - identifying, evaluating and complying with laws and regulations and whether they are aware of any instances of non-compliance;
  - detecting and responding to the risks of fraud and whether they had knowledge of any actual, suspected or alleged fraud;
  - the internal controls established to mitigate risks of fraud or non-compliance with laws and regulations; and
  - the matters discussed among the audit engagement team regarding how and where fraud might occur in the financial statements and any potential indicators of fraud.

As a result of these procedures, we considered the opportunities and incentives that may exist within the organisation for fraud. In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override.

We also obtained an understanding of the legal and regulatory frameworks that the Charity operates in, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. The key laws and regulations we considered in this context included the UK Companies Act and local tax legislation.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements, but compliance with which may be fundamental to the Charity's ability to operate.

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## THE DOCKLANDS SETTLEMENTS

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE DOCKLANDS SETTLEMENTS (CONTINUED)

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#### **Audit response to risks identified**

As a result of performing the above, our procedures to respond to the risks identified included the following:

- reviewing the financial statement disclosures and testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- enquiring of management about actual and potential litigation and claims;
- performing analytical procedures and substantive testing to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- obtained an understanding of the provisions and held discussions with management to understand the basis of recognition or non-recognition of tax provisions;
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments;
- assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and
- evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditors' report.

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THE DOCKLANDS SETTLEMENTS

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INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE DOCKLANDS SETTLEMENTS  
(CONTINUED)

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**Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its trustees, as a body, for our audit work, for this report, or for the opinions we have formed.

*Barnes Roffe LLP.*

**Barnes Roffe LLP**  
Chartered Accountants  
Statutory Auditor  
Leytonstone House  
Leytonstone  
London  
E11 1GA

15/12/2023

Barnes Roffe LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

**THE DOCKLANDS SETTLEMENTS**

**STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2023**

	Note	Unrestricted funds 2023 £	Restricted funds 2023 £	Endowment funds 2023 £	Total funds 2023 £	Total funds 2022 £
<b>Income and endowments from:</b>						
Donations and legacies	4	95,869	66,790	-	162,659	123,288
Other trading activities	5	608,325	-	-	608,325	577,216
Investments	6	68,556	-	-	68,556	44,114
<b>Total income and endowments</b>		<b>772,750</b>	<b>66,790</b>	<b>-</b>	<b>839,540</b>	<b>744,618</b>
<b>Expenditure on:</b>						
Raising funds	7	14,201	-	-	14,201	1,577
Charitable activities	9	880,660	60,900	-	941,560	782,219
<b>Total expenditure</b>		<b>894,861</b>	<b>60,900</b>	<b>-</b>	<b>955,761</b>	<b>783,796</b>
<b>Net (expenditure)/income before net losses on investments</b>		<b>(122,111)</b>	<b>5,890</b>	<b>-</b>	<b>(116,221)</b>	<b>(39,178)</b>
Net losses on investments		(185,302)	-	-	(185,302)	(28,282)
<b>Net movement in funds</b>		<b>(307,413)</b>	<b>5,890</b>	<b>-</b>	<b>(301,523)</b>	<b>(67,460)</b>
<b>Reconciliation of funds:</b>						
Total funds brought forward		2,730,245	49,214	300,000	3,079,459	3,146,919
Net movement in funds		(307,413)	5,890	-	(301,523)	(67,460)
<b>Total funds carried forward</b>		<b>2,422,832</b>	<b>55,104</b>	<b>300,000</b>	<b>2,777,936</b>	<b>3,079,459</b>

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 16 to 36 form part of these financial statements.

**THE DOCKLANDS SETTLEMENTS**

**BALANCE SHEET  
AS AT 31 MARCH 2023**

	Note	2023 £	2022 £
<b>Fixed assets</b>			
Tangible assets	13	602,322	575,477
Investments	14	2,188,907	2,492,434
		<u>2,791,229</u>	<u>3,067,911</u>
<b>Current assets</b>			
Debtors	15	20,615	14,512
Cash at bank and in hand		29,994	79,041
		<u>50,609</u>	<u>93,553</u>
Creditors: amounts falling due within one year	16	(63,902)	(82,005)
<b>Net current liabilities / assets</b>		<u>(13,293)</u>	<u>11,548</u>
<b>Total net assets</b>		<u><u>2,777,936</u></u>	<u><u>3,079,459</u></u>
<b>Charity funds</b>			
Endowment funds	17	300,000	300,000
Restricted funds	17	55,104	49,214
Unrestricted funds			
Designated funds - New Venture Fund	17	1,581,422	1,890,000
Designated funds - other	17	752,322	781,284
General funds	17	89,088	58,961
Total unrestricted funds	17	<u>2,422,832</u>	<u>2,730,245</u>
<b>Total funds</b>		<u><u>2,777,936</u></u>	<u><u>3,079,459</u></u>

The financial statements were approved and authorised for issue by the Trustees on 28/11/2023 and signed on their behalf by:

*Alan Stead*

Alan Stead FCA  
(Trustee)

The notes on pages 16 to 36 form part of these financial statements.

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**THE DOCKLANDS SETTLEMENTS**

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**STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MARCH 2023**

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	2023 £	2022 £
<b>Cash flows from operating activities</b>		
Net cash used in operating activities	(174,478)	(13,522)
<b>Cash flows from investing activities</b>		
Purchase of tangible fixed assets	(61,290)	(27,493)
Movement in fixed asset investments	118,225	(30,551)
Interest received	68,495	58,113
Interest paid	1	(81)
<b>Net cash used in investing activities</b>	<b>125,431</b>	<b>(12)</b>
<b>Change in cash and cash equivalents in the year</b>	<b>(49,047)</b>	<b>(13,534)</b>
Cash and cash equivalents at the beginning of the year	79,041	92,575
<b>Cash and cash equivalents at the end of the year</b>	<b>29,994</b>	<b>79,041</b>

The notes on pages 16 to 36 form part of these financial statements

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## THE DOCKLANDS SETTLEMENTS

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

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#### 1. General information

The Dockland Settlements ("the Charity") is a company, limited by members' guarantee, incorporated in England and Wales. The Charity's registered office is 98 Gibbins Road, London, E15 2HU.

#### 2. Accounting policies

##### 2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - 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 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

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

##### 2.2 Income

All income is recognised in the Statement of Financial Activities once the Charity has entitlement to the funds, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income from community activities is include in income when invoiced and from grants receivable when any conditions relating to the grants have been satisfied.

##### 2.3 Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the Charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resources.

Expenditure on raising funds includes all expenditure incurred by the Charity to raise funds for its charitable purposes and includes costs of all fundraising activities events and non-charitable trading.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

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## THE DOCKLANDS SETTLEMENTS

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

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#### 2. Accounting policies (continued)

##### 2.4 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

##### 2.5 Taxation

The Charity is exempt from corporation tax on its charitable activities.

##### 2.6 Tangible fixed assets and depreciation

Fixed assets are stated at cost less depreciation. Assets below £2,000 are written off in the year of purchase. Depreciation is provided on fixed assets at rates which will write off the cost of the asset over their useful economic lives.

Depreciation is provided on the following bases:

Leasehold property	- 2% on cost
Long-term leasehold property	- not provided
Motor vehicles	- 25% on cost
Fixtures and fittings	- at variable rates on reducing balance

The carrying values are reviewed at the year end for impairment if circumstances indicate that the full carrying value may not be recoverable.

No depreciation charge is made in respect of long-term leasehold property as this relates to land only.

##### 2.7 Investments

Fixed asset investments comprise an investment portfolio which is managed by an outside provider. This is included in the balance sheet at current market value as at the balance sheet date, income is taken into the Statement of Financial Activities when accrued in the fund. Any unrealised gains or losses on listed investments are included in the Statement of Financial Activities for the year.

Other investments held as fixed assets are shown at cost less provision for impairment.

##### 2.8 Debtors

Trade and other debtors are recognised at the settlement amount. Prepayments are valued at the amount prepaid.

##### 2.9 Cash at bank and in hand

Cash at bank and in hand includes cash, current bank accounts and a cash account which is part of a larger investment fund.

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## THE DOCKLANDS SETTLEMENTS

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

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#### 2. Accounting policies (continued)

##### 2.10 Creditors

Creditors are recognised where the Charity has a present obligation resulting from a past event that will result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are recognised at their settlement amount.

##### 2.11 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 the current asset investment which is measured at market value.

##### 2.12 Pensions

The Charity operates a defined contribution pension scheme. Contributions payable to the Charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

##### 2.13 Fund accounting

General funds are unrestricted funds which can be used in accordance with the charitable objectives at the discretion of the trustees.

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

Restricted funds are funds which can only be used for particular restricted purposes within the objectives 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 purposes of each fund is included in the notes to the financial statements.

##### 2.14 Donated services and facilities

Donated services and facilities are included in the Statement of Financial Activities as income and expenditure. The amounts are valued at the cost that the Charity would have had to incur.

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## THE DOCKLANDS SETTLEMENTS

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

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#### 3. Critical accounting estimates and areas of judgment

In preparing financial statements it is necessary to make certain judgements, estimations and assumptions that affect the amounts recognised in the financial statements. The following judgements and estimates are considered by the Trustees to have the most significant effect on amounts recognised in the financial statements.

Critical accounting estimates and assumptions:

Useful life of tangible fixed assets:

The annual depreciation charge for tangible fixed assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are reassessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of the assets.

#### 4. Income from donations and legacies

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total funds 2023 £
<b>Grants</b>			
Carpenters Co Trust	15,000	-	15,000
East End Community Foundation	9,000	3,000	12,000
Canary Wharf	-	1,300	1,300
Southwark Council	-	18,810	18,810
Newham Council	-	30,000	30,000
Clarion Housing Group	5,000	-	5,000
Warm Haven	500	-	500
Albion Street Community	-	1,000	1,000
Active Sport	-	1,000	1,000
United St Saviours	-	2,000	2,000
Charterhouse Southwark	-	7,980	7,980
Southwark Charities	-	1,700	1,700
East End Community	2,700	-	2,700
<b>Subtotal detailed disclosure</b>	<b>32,200</b>	<b>66,790</b>	<b>98,990</b>
Donations	48,669	-	48,669
Grants	15,000	-	15,000
<b>Total 2023</b>	<b>95,869</b>	<b>66,790</b>	<b>162,659</b>

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**THE DOCKLANDS SETTLEMENTS**

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

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**4. Income from donations and legacies (continued)**

	<i>Unrestricted funds 2022 £</i>	<i>Restricted funds 2022 £</i>	<i>Total funds 2022 £</i>
<b>Grants</b>			
Southwark Council	6,000	8,200	14,200
Newham Council	12,000	-	12,000
Tower Hamlets Council	12,000	-	12,000
Community Southwark	18,000	-	18,000
Household Support	9,466	-	9,466
Charterhouse Southwark	-	2,280	2,280
United St Saviours	-	1,700	1,700
Neighbourly	-	400	400
Arnold Clarke	-	1,000	1,000
Austin Hope	-	1,000	1,000
Carpenters Co Trust	20,000	-	20,000
East End Community Foundation	10,750	3,000	13,750
Canary Wharf	-	4,000	4,000
<b>Subtotal detailed disclosure</b>	<b>88,216</b>	<b>21,580</b>	<b>109,796</b>
Donations	6,692	-	6,692
Grants	-	6,800	6,800
<i>Total 2022</i>	<b>94,908</b>	<b>28,380</b>	<b>123,288</b>

**5. Income from other trading activities**

**Income from fundraising events**

	<b>Unrestricted funds 2023 £</b>	<b>Total funds 2023 £</b>
Fundraising events	32,293	32,293
	<b>32,293</b>	<b>32,293</b>

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**THE DOCKLANDS SETTLEMENTS**

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

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**5. Income from other trading activities (continued)**

**Income from fundraising events (continued)**

	<i>Unrestricted funds 2022 £</i>	<i>Total funds 2022 £</i>
Fundraising events	6,226	6,226
	6,226	6,226

**Income from non charitable trading activities**

	<b>Unrestricted funds 2023 £</b>	<b>Total funds 2023 £</b>
Classes income	1,060	1,060
Community activities & letting	349,484	349,484
Sundry income	11,586	11,586
Playscheme income	213,902	213,902
	576,032	576,032

	<i>Unrestricted funds 2022 £</i>	<i>Total funds 2022 £</i>
Classes income	2,760	2,760
Community activities & letting	274,650	274,650
Sundry income	145,581	145,581
Playscheme income	147,999	147,999
	570,990	570,990

Included within Sundry income in the current year are amounts totaling £Nil (2022 - £145,498) relating to furlough grants receivable.

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THE DOCKLANDS SETTLEMENTS

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023

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6. Investment income

	Unrestricted funds 2023 £	Total funds 2023 £
Deposit account interest	59	59
Investment income	68,497	68,497
	<u>68,556</u>	<u>68,556</u>

	Unrestricted funds 2022 £	Total funds 2022 £
Deposit account interest	10	10
Investment income	44,104	44,104
	<u>44,114</u>	<u>44,114</u>

7. Expenditure on raising funds

Costs of raising voluntary income

	Unrestricted funds 2023 £	Total funds 2023 £
Costs of fundraising activities	14,201	14,201
	<u>14,201</u>	<u>14,201</u>

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THE DOCKLANDS SETTLEMENTS

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023

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7. Expenditure on raising funds (continued)

Costs of raising voluntary income (continued)

	<i>Unrestricted funds 2022 £</i>	<i>Total funds 2022 £</i>
Costs of fundraising activities	<u>1,577</u>	<u>1,577</u>

8. Net income/(expenditure)

Net income/(expenditure) is stated after charging:

	<i>2023 £</i>	<i>2022 £</i>
Auditor's remuneration	5,000	5,718
Depreciation - owned assets	<u>34,445</u>	<u>18,000</u>

9. Analysis of expenditure on charitable activities

Summary by fund type

	<i>Unrestricted funds 2023 £</i>	<i>Restricted funds 2023 £</i>	<i>Total 2023 £</i>
Running community centre	<u>880,660</u>	<u>60,900</u>	<u>941,560</u>

**THE DOCKLANDS SETTLEMENTS**

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

**9. Analysis of expenditure on charitable activities (continued)**

**Summary by fund type (continued)**

	<i>Unrestricted funds 2022 £</i>	<i>Restricted funds 2022 £</i>	<i>Total 2022 £</i>
Running community centre	747,780	34,439	782,219

**10. Analysis of expenditure by activities**

	<b>Activities undertaken directly 2023 £</b>	<b>Support costs 2023 £</b>	<b>Total funds 2023 £</b>
Running community centre	932,463	9,097	941,560

	<i>Activities undertaken directly 2022 £</i>	<i>Support costs 2022 £</i>	<i>Total funds 2022 £</i>
Running community centre	775,702	6,517	782,219

**11. Staff costs**

	<b>2023 £</b>	<b>2022 £</b>
Wages and salaries	615,054	534,926
Social security costs	43,722	37,003
Contribution to defined contribution pension schemes	10,545	10,035
	<b>669,321</b>	<b>581,964</b>

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## THE DOCKLANDS SETTLEMENTS

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

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#### 11. Staff costs (continued)

The average number of persons employed by the Charity during the year was as follows:

	2023 No.	2022 No.
Full-time equivalents	26	26

No employee received remuneration amounting to more than £60,000 in either year.

#### 12. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2022 - £NIL).

During the year ended 31 March 2023, no Trustee expenses have been incurred (2022 - £NIL).

The Charity considers its key management personnel to comprise of the Trustees, Chief Executive Officer, Operations Director and each of the three Centre Managers. Total key personnel remuneration during the year was £177,061 gross pay (2022 - £190,376) and £19,033 employer's National Insurance (2022 - £20,169).

**THE DOCKLANDS SETTLEMENTS**

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

**13. Tangible fixed assets**

	Freehold property £	Long-term leasehold property £	Motor vehicles £	Fixtures and fittings £	Total £
<b>Cost or valuation</b>					
At 1 April 2022	720,867	200,000	111,584	234,872	1,267,323
Additions	23,000	-	38,288	-	61,288
At 31 March 2023	<u>743,867</u>	<u>200,000</u>	<u>149,872</u>	<u>234,872</u>	<u>1,328,611</u>
<b>Depreciation</b>					
At 1 April 2022	377,127	-	84,091	230,628	691,846
Charge for the year	14,000	-	16,443	4,000	34,443
At 31 March 2023	<u>391,127</u>	<u>-</u>	<u>100,534</u>	<u>234,628</u>	<u>726,289</u>
<b>Net book value</b>					
At 31 March 2023	<u>352,740</u>	<u>200,000</u>	<u>49,338</u>	<u>244</u>	<u>602,322</u>
At 31 March 2022	<u>343,740</u>	<u>200,000</u>	<u>27,493</u>	<u>4,244</u>	<u>575,477</u>

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**THE DOCKLANDS SETTLEMENTS**

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

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**14. Fixed asset investments**

	Listed investments £	Unlisted investments £	Total £
<b>Cost or valuation</b>			
At 1 April 2022	2,492,404	30	2,492,434
Additions	445,718	-	445,718
Disposals	(563,943)	-	(563,943)
Revaluations	(185,302)	-	(185,302)
At 31 March 2023	<u>2,188,877</u>	<u>30</u>	<u>2,188,907</u>
<b>Net book value</b>			
At 31 March 2023	<u>2,188,877</u>	<u>30</u>	<u>2,188,907</u>
At 31 March 2022	<u>2,492,404</u>	<u>30</u>	<u>2,492,434</u>

Fixed asset investments consist of 6,820 £1 Ordinary Shares in Helpcard Holdings Ltd which have been written down to £Nil from the historical cost of £10,506 and £30 Government Securities shown at cost.

**15. Debtors**

	2023 £	2022 £
<b>Due within one year</b>		
Trade debtors	44	64
Other debtors	20,571	14,448
	<u>20,615</u>	<u>14,512</u>

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THE DOCKLANDS SETTLEMENTS

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023

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16. Creditors: Amounts falling due within one year

	2023 £	2022 £
Trade creditors	23,467	13,377
Other taxation and social security	11,078	10,245
Other creditors	4,393	3,379
Accruals and deferred income	24,964	55,004
	<u>63,902</u>	<u>82,005</u>
	2023 £	2022 £
Deferred income at 1 April 2022	55,805	14,327
Resources deferred during the year	27,664	55,805
Amounts released from previous periods	(55,805)	(14,327)
	<u>27,664</u>	<u>55,805</u>

THE DOCKLANDS SETTLEMENTS

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023

17. Statement of funds

Statement of funds - current year

	Balance at 1 April 2022 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2023 £
<b>Unrestricted funds</b>						
<b>Designated funds</b>						
Future Capital Investment Fund	1,890,000	-	-	(308,578)	-	1,581,422
Arches Project Fund	150,000	-	-	-	-	150,000
Minibuses for Playcare Fund	52,500	-	(16,445)	13,283	-	49,338
Building Fund	200,000	-	-	-	-	200,000
Cost of Living Contingency Fund	30,000	-	-	(30,000)	-	-
Fixed Asset Fund	348,784	23,000	(18,000)	(800)	-	352,984
Community Vehicle Fund	-	-	-	-	-	-
	<u>2,671,284</u>	<u>23,000</u>	<u>(34,445)</u>	<u>(326,095)</u>	<u>-</u>	<u>2,333,744</u>
<b>General funds</b>						
General Fund	58,961	749,750	(860,416)	326,095	(185,302)	89,088
<b>Total Unrestricted funds</b>	<u>2,730,245</u>	<u>772,750</u>	<u>(894,861)</u>	<u>-</u>	<u>(185,302)</u>	<u>2,422,832</u>
<b>Endowment funds</b>						
Stanley Spooner Will Trust Fund	300,000	-	-	-	-	300,000

**THE DOCKLANDS SETTLEMENTS**

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

**17. Statement of funds (continued)**

	Balance at 1 April 2022 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2023 £
<b>Restricted funds</b>						
Startford Building Improvement Fund	-	-	-	-	-	-
Arches Redevelopment Fund	41,604	-	-	-	-	41,604
Empowering Communities Zumba	810	-	(810)	-	-	-
Charterhouse	2,280	7,980	(1,240)	-	-	9,020
Gym tots	2,520	-	(2,520)	-	-	-
Access Sport	2,000	1,000	(1,620)	-	-	1,380
Albion St Charity	-	1,000	-	-	-	1,000
Southwark Council Neighbourhood	-	2,100	-	-	-	2,100
Canary Wharf	-	1,300	(1,300)	-	-	-
Walking Sports	-	7,760	(7,760)	-	-	-
Cleaner Greener Safer	-	7,450	(7,450)	-	-	-
Newham Council Foodbank	-	30,000	(30,000)	-	-	-
Positives Futures Fund	-	3,200	(3,200)	-	-	-
East End Community Foundation	-	3,000	(3,000)	-	-	-
United St Saviours	-	2,000	(2,000)	-	-	-
Lyle's Local Fund - Line Dancing	-	-	-	-	-	-
	<u>49,214</u>	<u>66,790</u>	<u>(60,900)</u>	<u>-</u>	<u>-</u>	<u>55,104</u>
<b>Total of funds</b>	<u><u>3,079,459</u></u>	<u><u>839,540</u></u>	<u><u>(955,761)</u></u>	<u><u>-</u></u>	<u><u>(185,302)</u></u>	<u><u>2,777,936</u></u>

**THE DOCKLANDS SETTLEMENTS**

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

**17. Statement of funds (continued)**

**Statement of funds - prior year**

	<i>Balance at 1 April 2021 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Transfers in/out £</i>	<i>Gains/ (Losses) £</i>	<i>Balance at 31 March 2022 £</i>
<b>Unrestricted funds</b>						
<b>Designated funds</b>						
Future Capital Investment Fund	1,890,000	-	-	-	-	1,890,000
Arches Project Fund	150,000	-	-	-	-	150,000
Minibuses for Playcare Fund	37,500	-	-	15,000	-	52,500
Building Fund	200,000	-	-	-	-	200,000
Cost of Living Contingency Fund	100,000	-	-	(70,000)	-	30,000
Fixed Asset Fund	235,657	-	(14,000)	127,127	-	348,784
Community Vehicle Fund	5,000	-	-	(5,000)	-	-
	<u>2,618,157</u>	<u>-</u>	<u>(14,000)</u>	<u>67,127</u>	<u>-</u>	<u>2,671,284</u>
<b>General funds</b>						
General Fund	46,362	716,238	(735,357)	60,000	(28,282)	58,961
<b>Total Unrestricted funds</b>	<u>2,664,519</u>	<u>716,238</u>	<u>(749,357)</u>	<u>127,127</u>	<u>(28,282)</u>	<u>2,730,245</u>
<b>Endowment funds</b>						
Stanley Spooner Will Trust Fund	300,000	-	-	-	-	300,000

**THE DOCKLANDS SETTLEMENTS**

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

**17. Statement of funds (continued)**

	<i>Balance at 1 April 2021</i>	<i>Income</i>	<i>Expenditure</i>	<i>Transfers in/out</i>	<i>Gains/ (Losses)</i>	<i>Balance at 31 March 2022</i>
	£	£	£	£	£	£
<b>Restricted funds</b>						
Startford Building Improvement Fund	131,127	-	(4,000)	(127,127)	-	-
Arches Redevelopment Fund	41,604	-	-	-	-	41,604
Art For All	883	-	(883)	-	-	-
Charterhouse	-	4,560	(2,280)	-	-	2,280
Gym tots	-	2,520	-	-	-	2,520
Access Sport	-	2,000	-	-	-	2,000
The Hedley Foundation	1,150	-	(1,150)	-	-	-
Southwark Council Neighbourhood	-	8,600	(8,600)	-	-	-
Canary Wharf	1,376	4,000	(5,376)	-	-	-
Arnold Clark	-	1,000	(1,000)	-	-	-
Empowering Communities Zumba	2,500	-	(1,690)	-	-	810
Docklands Old Boys Project	3,000	-	(3,000)	-	-	-
Austin Hope	-	1,000	(1,000)	-	-	-
East End Community Foundation	-	3,000	(3,000)	-	-	-
United St Saviours	-	1,700	(1,700)	-	-	-
Lyle's Local Fund - Line Dancing	760	-	(760)	-	-	-
	<u>182,400</u>	<u>28,380</u>	<u>(34,439)</u>	<u>(127,127)</u>	<u>-</u>	<u>49,214</u>
<b>Total of funds</b>	<u><u>3,146,919</u></u>	<u><u>744,618</u></u>	<u><u>(783,796)</u></u>	<u><u>-</u></u>	<u><u>(28,282)</u></u>	<u><u>3,079,459</u></u>

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**THE DOCKLANDS SETTLEMENTS**

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

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**17. Statement of funds (continued)**

Fixed Asset Fund represents the net book value of all unrestricted fixed assets held by the Charity. In the current year, the Trustees have determined this should be classified as a designated fund.

The Building Fund represents the value of the lease premium paid on the building. In the current year, the Trustees have determined this should be classified as a designated fund.

Future Capital Investment Fund is set aside for investment in at least one new centre using the establishment of the Rotherhithe development as a blueprint. In the current year, the Trustees have determined this should be classified as a designated fund.

Arches Redevelopment Fund is for the purpose of redeveloping the Arches site, including monies provided for a feasibility study. This includes both a general and restricted element.

Minibuses for Playcare Fund represents funds set aside for the purchase of new minibuses to help in the operation of the playcare centres.

The Cost of Living Contingency Fund (formerly known as the Covid Contingency Fund) represented funds that have been set aside for wages, the food bank or emergencies as a result of any Covid restrictions. £30,000 of this fund have been transferred to general funds during the year.

The Stanley Spooner Will Trust Fund is an endowment fund in that the Charity has the use of £300,000 to be invested without risk of capital diminution and then to use the derived income as unrestricted funds

**18. Summary of funds**

**Summary of funds - current year**

	Balance at 1 April 2022 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2023 £
Designated funds	2,671,284	23,000	(34,445)	(326,095)	-	2,333,744
General funds	58,961	749,750	(860,416)	326,095	(185,302)	89,088
Endowment funds	300,000	-	-	-	-	300,000
Restricted funds	49,214	66,790	(60,900)	-	-	55,104
	<u>3,079,459</u>	<u>839,540</u>	<u>(955,761)</u>	<u>-</u>	<u>(185,302)</u>	<u>2,777,936</u>

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**THE DOCKLANDS SETTLEMENTS**

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

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**18. Summary of funds (continued)**

**Summary of funds - prior year**

	<i>Balance at 1 April 2021 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Transfers in/out £</i>	<i>Gains/ (Losses) £</i>	<i>Balance at 31 March 2022 £</i>
Designated funds	2,618,157	-	(14,000)	67,127	-	2,671,284
General funds	46,362	716,238	(735,357)	60,000	(28,282)	58,961
Endowment funds	300,000	-	-	-	-	300,000
Restricted funds	182,400	28,380	(34,439)	(127,127)	-	49,214
	<u>3,146,919</u>	<u>744,618</u>	<u>(783,796)</u>	<u>-</u>	<u>(28,282)</u>	<u>3,079,459</u>

**19. Related party transactions**

The Charity employs one of the CEO's children, during the year they received total remuneration of £27,012 (2022 - £30,863) and employer's national insurance of £2,803 (2022 - £3,039). The employment contract and salary rates are part of the normal course of the Charity's operations and have been carried out on an arm's length basis.

**20. Pension commitments**

The Charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the Charity in an independently administered fund. The pension cost charge represents contributions payable by the Charity to the fund and amounted to £10,545 (2022 - £10,035). Contributions totalling £2,393 (2022 - £2,052) were payable at the balance sheet date and included in creditors.

**THE DOCKLANDS SETTLEMENTS**

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

**21. Analysis of net assets between funds**

**Analysis of net assets between funds - current year**

	<b>Unrestricted funds 2023 £</b>	<b>Restricted funds 2023 £</b>	<b>Endowment funds 2023 £</b>	<b>Total funds 2023 £</b>
Tangible fixed assets	602,322	-	-	<b>602,322</b>
Fixed asset investments	1,888,907	-	300,000	<b>2,188,907</b>
Current assets	(4,495)	55,104	-	<b>50,609</b>
Creditors due within one year	(63,902)	-	-	<b>(63,902)</b>
<b>Total</b>	<b>2,422,832</b>	<b>55,104</b>	<b>300,000</b>	<b>2,777,936</b>

**Analysis of net assets between funds - prior year**

	<i>Unrestricted funds 2022 £</i>	<i>Restricted funds 2022 £</i>	<i>Endowment funds 2022 £</i>	<i>Total funds 2022 £</i>
Tangible fixed assets	575,477	-	-	575,477
Fixed asset investments	2,192,434	-	300,000	2,492,434
Current assets	44,339	49,214	-	93,553
Creditors due within one year	(82,005)	-	-	(82,005)
<b>Total</b>	<b>2,730,245</b>	<b>49,214</b>	<b>300,000</b>	<b>3,079,459</b>

**THE DOCKLANDS SETTLEMENTS**

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

**22. Reconciliation of net movement in funds to net cash flow from operating activities**

	2023 £	2022 £
Net expenditure for the year (as per Statement of Financial Activities)	<b>(301,523)</b>	<b>(67,460)</b>
<b>Adjustments for:</b>		
Depreciation charges	34,445	18,000
Losses on investments	185,302	28,282
Interest received	(68,495)	(58,113)
Interest paid	(1)	81
(Increase)/Decrease in debtors	(6,103)	21,470
Increase/(Decrease) in creditors	(18,103)	44,218
<b>Net cash used in operating activities</b>	<b>(174,478)</b>	<b>(13,522)</b>

**23. Analysis of cash and cash equivalents**

	2023 £	2022 £
Cash in hand	<b>29,994</b>	<b>79,041</b>

**24. Analysis of changes in net debt**

	At 1 April 2022 £	Cash flows £	At 31 March 2023 £
Cash at bank and in hand	79,041	(49,047)	29,994
	<b>79,041</b>	<b>(49,047)</b>	<b>29,994</b>

**THE DOCKLAND SETTLEMENTS**

England & Wales - Charity number 306025

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# Accounts

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**THE DOCKLAND SETTLEMENTS**

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**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2022**

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**THE DOCKLAND SETTLEMENTS**

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## THE DOCKLAND SETTLEMENTS

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### REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2022

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<b>Trustees</b>	Montague Meyer, Chair Alan Stead FCA, Trustee Shalini Sharma, Trustee Philip Elson, Trustee Curt Fahndrich, Trustee Martin Young, Trustee Tracy Anne Cunningham, Trustee Mark Horn, Trustee Grace Willimott, Trustee
<b>Charity registered number</b>	202349
<b>Principal office</b>	98 Gibbins Road London E15 2HU
<b>Independent auditors</b>	Barnes Roffe LLP Chartered Accountants Statutory Auditor Leytonstone House Leytonstone London E11 1GA

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## THE DOCKLAND SETTLEMENTS

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### TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2022

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The Trustees who are also the 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 of 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 2019).

#### **Objectives and activities**

##### **a. Objectives and aims**

- a) To establish and/or administer and carry on community centres in London and / or elsewhere in the UK.
- b) To provide facilities for recreation and for all or any types or type of physical, mental, moral, educational and cultural training for and to improve the lives of the inhabitants or of the neighbourhoods of our community centres without distinction of sex or race or of political, religious or other options.
- c) In connection with (b) to do all or any of the following: continue, initiate, develop, promote, encourage, organise and coordinate:
  - I. Social services of a charitable nature
  - II. Educational classes and lectures and other forms of educational activity and training
  - III. Cultural and recreational education and training
  - IV. Study and practice of citizenship irrespective of any political party
  - V. Religious thought and manner of living

#### **Public benefit**

The Trustees have considered the Charity Commission guidance on public benefit, and consider that the activities of the Charity meet its charitable objectives and provide a benefit to the public.

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## THE DOCKLAND SETTLEMENTS

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

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#### Achievements and performance

##### a. Charitable activities

The Food Bank project started in March 2020 and continues to provide local residents and resident of the London Borough of Newham with food and essential items to keep them nourished and help them avoid hygiene poverty. The Charity continues to believe that this provision must and will remain a long term project. The Charity has also identified a need for support of local people in the London Borough of Tower Hamlets and for that reason has expanded this provision to our other Community Centre on the Isle of Dogs, with support from the London Borough of Tower Hamlets Council.

The Food Banks continue to support some of the most vulnerable and disadvantaged people including rough sleepers and the elderly in the area and still attracts around 250 - 350 people daily. However, more recently we have found that people with employment, students and low-income families are becoming reliant upon it.

The Charity sees these changes at the Food Bank as a big concern and as a result some additional staff have been relocated to this project to support the growing numbers using the Food Bank. We continue to seek major funders to support the project and it will remain high on the agenda for the forthcoming year.

The London Marathon is planned for October 2022 and we anticipate securing 10 runners each raising a minimum of £1250 each, we have always supported the London Marathon with Marshalls, but unfortunately the Food Bank must take priority over most outside volunteering for the near future.

Other fundraising events such as the Golf Day and Charity night will go ahead which hopefully will attract around 20k which can be used over the three Community Centres to target priority work.

##### b. Rotherhithe

After The Centre experienced long periods of closure due to the pandemic, groups have now started to return and the outside Astro turf is as popular as it always was.

Unfortunately, some corporate groups failed to return as their companies' circumstances changed which did not allow staff to work from outside of their homes. Hopefully this trend will not continue indefinitely and groups will return to the pitch in the coming months.

The remaining programme continues to include a multitude of sports and leisure activities and a successful grant programme allows the local aged residents to attend classes such as Art and Zumba for no charge.

Grants received allowed the Centre to continue its very successful football programme for children and young adults with over 30 members attending each session.

We continue to seek Capital funding to extend the building to house an extension (The Cabin) to provide more availability for group sessions, children parties and meetings, an estimated cost of 325k has been earmarked for this project but we believe this may have increased with the increase in building costs and availability of materials.

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## THE DOCKLAND SETTLEMENTS

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

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#### Achievements and performance (continued)

##### c. Stratford

As above, Stratford Centre is primarily a sporting venue and so it has taken a blow with the long periods of closure, along with the very popular childcare provision, with most parents forced to work from home not needing the childcare provision they once found imperative. The number of children attending the provision is now starting to climb and we hope that it will return to its pre-lockdown figures. New schools being built in the area will attract new children and a marketing programme will start when the build is completed.

Tenants of the office space also chose to work from home in accordance with Government Guidance and so the building remained empty for long periods of time, but all apart from one has returned.

After almost 15 years of speculation it finally looks like the Carpenters Estate will be re-developed with the first phase of a new 10 million pound Community Centre estimated to start in 2022. The charity has been involved in the design and layout of the building and it will replace the original building, built back in 1972.

A major voting exercise took place on the Carpenters Estate for residents to choose exactly what they wanted from the new venture, the Community Centre gained much needed votes to secure the new Community Centre which will be managed by ourselves when completed.

This is an exciting time for the charity, having a relatively new building in Rotherhithe (opened 2015), secured a second new building on the Isle of Dogs and with plans for a new building in Stratford, the charity goes from strength to strength and it will continue to seek buildings in areas that meet our charitable objectives, applying our experience and knowledge to address local residents needs as they evolve.

##### d. Isle of Dogs

After waiting so long for the completion of the lease, the Centre got off to a great start with groups who previously attending the 'old' Dockland Settlement in East Ferry Road, returning to the new building, at 'Calder's Wharf'. The building layout and the view across the river also attracted various new groups and the Centre became a hub of excitement for locals. As previously stated, the pandemic closure caused a huge blow to newly founded groups and clubs and many were forced to close forever, some groups took to zoom to provide sessions and this continued after the Government gave the green light to return.

The Centre has seen a programme of activities that support the aims and objectives of the Charity and new and exciting groups are now lining up to book slots in the programme, this is an exciting time for Calder's Wharf and one we have waited a long time for - this new Community Centre has replaced the old one in many of the local residents' eyes.

Parkview Outdoor Play, the charities childcare provision has taken huge steps in increasing numbers, with many professional parents needing childcare because they are working from home. The half term holidays have seen the provision at full capacity with a waiting list for places.

Varied and exciting programmes have attracted parents to send their children to this provision with the majority of the children attending Canary Wharf College and the relationship we have with the principle it has been a great way forward in publicising our facility.

The Holiday Playschemes now attract 60 children per day, still with a waiting list, the outdoor element of the programme encourages the children's imaginations and staff make sure that play is varied and fun giving an opportunity for children to experience things they have not done before.

Parkview Outdoor Play's motto remains, 'Where Memories Are Made.'

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## THE DOCKLAND SETTLEMENTS

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

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#### Achievements and performance (continued)

##### e. Arches

The Charity secured two disused railway arches on the Isle of Dogs from The London Borough of Tower Hamlets on a lease of 15 years. The idea was to refurbish them and convert them into a café and event space for local park users and residents. The Island Sports Trust, another well established and respected charity working on the Isle of Dogs, secured the two railway arches adjacent to ours. It was decided to work in partnership and develop a much larger venue with two long established charities working alongside each other. Funding was secured from East End Community Foundation, Island Sports Trust and the Dockland Settlement each pledging 150k for the redevelopment. Canary Wharf Construction Company supported the project with pro-bono expertise and managed the process of tendering the work to building companies.

During this process the LBTH redeveloped the play area in Millwall Park to the sum of 600k and it was suggested by the local authority that the café and event space be moved nearer to this area for the convenience of people using the park. The local authority invested over 100k in feasibility studies and employed an outside company to take this forward.

Both charities have been involved in the design and layout of the new building and continue to meet with LBTH regarding the re-location of the café and of the future of the existing two arches.

The arches project is still ongoing, with the change in the Tower Hamlets Mayor, Capital projects have now been put on hold and we await a decision from Asset Management regarding taking the project forward.

The Charity and staff have worked very hard to come out of the other side of The Covid Crisis. We believe we are now seeing the benefits of all our efforts, the Charities Governance is sound and secure, the staff remain committed and professional and user groups continue to return with new groups juggling for space.

The staff supported teams from the Homeless Unit to house over 400 rough sleepers in hotels, B & B, and Hostels across London. The Charity continues to support the homeless by providing food bags, toiletries and clothes. Now that the homeless have returned to the streets it is more important that we support them with food and essential hygiene items, provide support for their mental health and provide warm havens for them to come in from the cold.

Our work with the Food Bank continues to this day but with many families on low income, unemployed and the homeless back out onto the streets, our work is more vital now than during the pandemic. While the country goes back to normal business, there remains pockets of deprivation, loneliness, isolation and issues with mental health.

Our work throughout the pandemic has received acclaim from both the London Borough of Tower Hamlets and the London Borough of Newham, with staff attending Covid award presentations where our work has been a 'blue print' for others. The Charity prides itself on the dedication and commitment of its staff and Trustees throughout this challenging period. Now we enter a new era of struggling households, domestic abuse, mental health and homelessness and our Charity will step up a gear and provide the help and support needed to our local residents.

The Dockland Settlement has been around for more than 125 years always supporting local people. Our work will continue to evolve and react to where the need is and hopefully we can continue to get the support from outside agencies to allow us to do it to the best of our ability.

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## THE DOCKLAND SETTLEMENTS

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

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#### Financial review

##### a. Financial review

The Charity's income is derived from 3 regular principal sources and as indicated in the Trustees Report they are:

- the renting of parts of the buildings for office use and the hiring of larger space to user groups for sporting, hobby crafts and similar organised activities;
- childcare provision pre and after school services; and
- fund raising social events.

Additionally, there are valued donations with special support provided by the Carpenters Livery Company and investment income.

The total income for the year to 31 March 2022 was £751,817 (2021 - £755,633), which is less (2021 - more) than the Charity's expenditure of £782,219 (2021 - £720,017) in managing and running the 3 locations at Stratford, Isle of Dogs and Rotherhithe and fundraising costs of £1,577 (2021 - £999).

The position this year is further reduced by a decrease in the value of the Charity's low risk investments of £42,281 (2021 - £276,608 increase).

There is therefore a final deficit of £101,753 (2021 - £311,225 surplus).

The Trustees have considered forecasts in the light of the COVID-19 pandemic taking into account that a number of the Charity's activities have been reduced. The risk to the Charity's financial position is monitored throughout the year and the Trustees are satisfied that there are no material uncertainties in the Charity's status as a going concern.

##### b. Reserves policy

The Trustees have set themselves a target of having six months running cost of unrestricted reserves not invested in fixed assets available. This prudent provision has not been achieved this year but the Trustees hope to achieve this goal over the next few years by increasing income after COVID-19 lockdowns are reduced and, if necessary, transferring funds from Designated Funds to General Funds within total unrestricted funds.

##### c. Designated funds

During the year, the Trustees have decided to reclassify 3 funds as designated funds, as well as create 4 new designated funds. The Trustees feel that this classification best reflects the intended use of these funds to invest and support specific projects and activities undertaken by the Charity. These funds are not intended to be used in the day-to-day funding of the Charity.

For more information, please see Note 17 to the financial statements.

##### d. Future plans

Plans for the upcoming financial year include:

- Fundraising to support the Community Development Worker for another year;
- Dockland Settlement Reunion on the Isle of Dogs;
- Fundraising for The Cabin at Rotherhithe;
- Fundraising for grants to support grass roots projects.

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## THE DOCKLAND SETTLEMENTS

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2022

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#### Structure, governance and management

##### a. 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.

##### b. Recruitment and appointment of new trustees

Trustee role descriptions are prepared reflecting the current needs for the board.

Advertising is made in a judicious and focused manner, encouraging diversity within the Board and appointments based on merit.

A declaration of eligibility supports any appointment to the Board.

##### c. Key management remuneration

The Trustees carry out an annual pay review to ensure that the Charity's pay levels are fair, competitive and an effective use of charitable funds.

#### Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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THE DOCKLAND SETTLEMENTS

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TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2022

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**Disclosure of information to auditors**

Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

**Auditors**

The auditors, Barnes Roffe LLP, have indicated their willingness to continue in office. The designated Trustees will propose a motion reappointing the auditors at a meeting of the Trustees.

Approved by order of the members of the board of Trustees and signed on their behalf by:



**M Horn**  
(Trustee)

Date: 14 December 2022

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## THE DOCKLAND SETTLEMENTS

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE DOCKLAND SETTLEMENTS

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#### Opinion

We have audited the financial statements of The Dockland Settlements (the 'charity') for the year ended 31 March 2022 which comprise the Statement of financial activities, the balance sheet, the statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2022 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Conclusions relating to going concern

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

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

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

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## THE DOCKLAND SETTLEMENTS

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE DOCKLAND SETTLEMENTS (CONTINUED)

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#### Other information

The other information comprises the information included in the annual report other than the financial statements and our auditors' report thereon. The Trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

#### Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the Trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

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## THE DOCKLAND SETTLEMENTS

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE DOCKLAND SETTLEMENTS (CONTINUED)

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#### **Auditors' responsibilities for the audit of the financial statements**

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

#### **Identifying and assessing potential risks related to irregularities**

In identifying and assessing risks of material misstatement in respect of irregularities we considered the following:

- the nature of the industry, sector and control environment including the procedures for revenue recognition;
- results of our enquiries of management about their own identification and assessment of the risks of irregularities;
- any matters we identified having made enquiries of management about their policies and procedures relating to:
  - identifying, evaluating and complying with laws and regulations and whether they were aware of any instances of non-compliance;
  - detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud;
  - the internal controls established to mitigate risks of fraud or non-compliance with laws and regulations; and
  - the matters discussed among the audit engagement team regarding how and where fraud might occur in the financial statements and any potential indicators of fraud.

As a result of these procedures, we considered the opportunities and incentives that may exist within the organisation for fraud. In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override.

We also obtained an understanding of the legal and regulatory frameworks that the Charity operates in, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. The key laws and regulations we considered in this context included the UK Companies Act and local tax legislation.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements, but compliance with which may be fundamental to the Charity's ability to operate.

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## THE DOCKLAND SETTLEMENTS

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE DOCKLAND SETTLEMENTS (CONTINUED)

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#### Audit response to risks identified

As a result of performing the above our procedures to respond to the risks identified included the following:

- reviewing the financial statement disclosures and testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- enquiring of management about actual and potential litigation and claims;
- performing analytical procedures and substantive testing to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- obtained an understanding of provisions and held discussions with management to understand the basis of recognition or non-recognition of tax provisions; and
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments; assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditors' report.

#### Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its trustees, as a body, for our audit work, for this report, or for the opinions we have formed.



**Barnes Roffe LLP**  
Chartered Accountants  
Statutory Auditor  
Leytonstone House  
Leytonstone  
London  
E11 1GA

Date: 19/12/22.

Barnes Roffe LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

THE DOCKLAND SETTLEMENTS

STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2022

	Note	Unrestricted funds 2022 £	Restricted funds 2022 £	Endowment funds 2022 £	Total funds 2022 £	Total funds 2021 £
<b>Income and endowments from:</b>						
Donations and legacies	4	94,908	28,380	-	123,288	217,205
Other trading activities	5	577,216	-	-	577,216	477,424
Investments	6	44,114	-	-	44,114	61,004
<b>Total income and endowments</b>		<b>716,238</b>	<b>28,380</b>	<b>-</b>	<b>744,618</b>	<b>755,633</b>
<b>Expenditure on:</b>						
Raising funds	7	1,577	-	-	1,577	999
Charitable activities	9	747,780	34,439	-	782,219	720,017
<b>Total expenditure</b>		<b>749,357</b>	<b>34,439</b>	<b>-</b>	<b>783,796</b>	<b>721,016</b>
<b>Net (expenditure)/income before net (losses)/gains on investments</b>						
		(33,119)	(6,059)	-	(39,178)	34,617
Net (losses)/gains on investments		(28,282)	-	-	(28,282)	276,608
<b>Net (expenditure)/income</b>		<b>(61,401)</b>	<b>(6,059)</b>	<b>-</b>	<b>(67,460)</b>	<b>311,225</b>
Transfers between funds	18	127,127	(127,127)	-	-	-
<b>Net movement in funds</b>		<b>65,726</b>	<b>(133,186)</b>	<b>-</b>	<b>(67,460)</b>	<b>311,225</b>
<b>Reconciliation of funds:</b>						
Total funds brought forward		2,664,519	182,400	300,000	3,146,919	2,835,694
Net movement in funds		65,726	(133,186)	-	(67,460)	311,225
<b>Total funds carried forward</b>		<b>2,730,245</b>	<b>49,214</b>	<b>300,000</b>	<b>3,079,459</b>	<b>3,146,919</b>

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 16 to 35 form part of these financial statements.

THE DOCKLAND SETTLEMENTS

**BALANCE SHEET  
AS AT 31 MARCH 2022**

	Note	2022 £	2021 £
<b>Fixed assets</b>			
Tangible assets	13	575,477	565,984
Investments	14	2,492,434	2,490,165
		<u>3,067,911</u>	<u>3,056,149</u>
<b>Current assets</b>			
Debtors	15	14,512	35,981
Cash at bank and in hand	24	79,041	92,575
		<u>93,553</u>	<u>128,556</u>
Creditors: amounts falling due within one year	16	(82,005)	(37,786)
<b>Net current assets</b>		<u>11,548</u>	<u>90,770</u>
<b>Total net assets</b>		<u><u>3,079,459</u></u>	<u><u>3,146,919</u></u>
<b>Charity funds</b>			
Endowment funds	18	300,000	300,000
Restricted funds	18	49,214	182,400
Unrestricted funds			
Designated fund - New Venture Fund	18	1,890,000	1,890,000
Designated funds - Other	18	781,284	728,157
General funds	18	58,961	46,362
Total unrestricted funds	18	<u>2,730,245</u>	<u>2,664,519</u>
<b>Total funds</b>		<u><u>3,079,459</u></u>	<u><u>3,146,919</u></u>

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

*A Stead*

**Alan Stead FCA**  
(Trustee)

Date: 14 December 2022

The notes on pages 16 to 35 form part of these financial statements.

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THE DOCKLAND SETTLEMENTS

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STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MARCH 2022

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	2022 £	2021 £
<b>Cash flows from operating activities</b>		
Cash generated from operations	(13,522)	(26,341)
<b>Cash flows from investing activities</b>		
Purchase of tangible assets	(27,493)	-
Movement in fixed asset investments	(30,551)	(5,303)
Interest received	58,113	61,004
Interest paid	(81)	-
<b>Net cash (used in)/provided by investing activities</b>	<u>(12)</u>	<u>55,701</u>
<b>Change in cash and cash equivalents in the year</b>	<b>(13,534)</b>	<b>29,360</b>
Cash and cash equivalents at the beginning of the year	<u>92,575</u>	<u>63,215</u>
<b>Cash and cash equivalents at the end of the year</b>	<b><u>79,041</u></b>	<b><u>92,575</u></b>

The notes on pages 16 to 35 form part of these financial statements

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## THE DOCKLAND SETTLEMENTS

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

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#### 1. General information

The Dockland Settlements ("the Charity") is a company, limited by members' guarantee, incorporated in England and Wales. The Charity's registered office is 98 Gibbins Road, London, E15 2HU.

#### 2. Accounting policies

##### 2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - 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 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

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

##### 2.2 Income

All income is recognised in the Statement of Financial Activities once the Charity has entitlement to the funds, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income from community activities is include in income when invoiced and from grants receivable when any conditions relating to the grants have been satisfied.

##### 2.3 Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the Charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resources.

Expenditure on raising funds includes all expenditure incurred by the Charity to raise funds for its charitable purposes and includes costs of all fundraising activities events and non-charitable trading.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

##### 2.4 Government grants

Government grants are credited to the statement of financial activities as the related expenditure is incurred.

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## THE DOCKLAND SETTLEMENTS

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

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#### 2. Accounting policies (continued)

##### 2.5 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

##### 2.6 Taxation

The Charity is exempt from corporation tax on its charitable activities.

##### 2.7 Tangible fixed assets and depreciation

Fixed assets are stated at cost less depreciation. Assets below £2,000 are written off in the year of purchase. Depreciation is provided on fixed assets at rates which will write off the cost of the asset over their useful economic lives.

Depreciation is provided on the following bases:

Leasehold property	- 2% on cost
Long-term leasehold property	- not provided
Motor vehicles	- 25% on cost
Fixtures and fittings	- at variable rates on reducing balance

The carrying values are reviewed at the year end for impairment if circumstances indicate that the full carrying value may not be recoverable.

No depreciation charge is made in respect of long-term leasehold property as this relates to land only.

##### 2.8 Listed investments

Fixed asset investments comprise an investment portfolio which is managed by an outside provider. This is included in the balance sheet at current market value as at the balance sheet date, income is taken into the Statement of Financial Activities when accrued in the fund. Any unrealised gains or losses on listed investments are included in the Statement of Financial Activities for the year.

##### 2.9 Debtors

Trade and other debtors are recognised at the settlement amount. Prepayments are valued at the amount prepaid.

##### 2.10 Cash at bank and in hand

Cash at bank and in hand includes cash, current bank accounts and a cash account which is part of a larger investment fund.

##### 2.11 Creditors

Creditors are recognised where the Charity has a present obligation resulting from a past event that will result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are recognised at their settlement amount.

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## THE DOCKLAND SETTLEMENTS

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

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#### 2. Accounting policies (continued)

##### 2.12 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 the current asset investment which is measured at market value.

##### 2.13 Pensions

The Charity operates a defined contribution pension scheme. Contributions payable to the Charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

##### 2.14 Fund accounting

General funds are unrestricted funds which can be used in accordance with the charitable objectives at the discretion of the trustees.

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

Restricted funds are funds which can only be used for particular restricted purposes within the objectives 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 purposes of each fund is included in the notes to the financial statements.

##### 2.15 Donated services and facilities

Donated services and facilities are included in the Statement of Financial Activities as income and expenditure. The amounts are valued at the cost that the Charity would have had to incur.

#### 3. Critical accounting estimates and areas of judgment

In preparing financial statements it is necessary to make certain judgements, estimations and assumptions that affect the amounts recognised in the financial statements. The following judgements and estimates are considered by the Trustees to have the most significant effect on amounts recognised in the financial statements.

Critical accounting estimates and assumptions:

Useful life of tangible fixed assets:

The annual depreciation charge for tangible fixed assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are reassessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of the assets.

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**THE DOCKLAND SETTLEMENTS**

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

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**4. Income from donations and legacies**

	Unrestricted funds 2022 £	Restricted funds 2022 £	Total funds 2022 £
<b>Grants</b>			
Southwark Council	6,000	8,200	14,200
Newham Council	12,000	-	12,000
Tower Hamlets Council	12,000	-	12,000
Community Southwark	18,000	-	18,000
Household Support	9,466	-	9,466
Charterhouse Southwark	-	2,280	2,280
United St Saviours	-	1,700	1,700
Neighbourly	-	400	400
Arnold Clark	-	1,000	1,000
Austin Hope	-	1,000	1,000
Carpenters Co Trust	20,000	-	20,000
East End Community Foundation	10,750	3,000	13,750
Canary Wharf	-	4,000	4,000
<b>Subtotal detailed disclosure</b>	88,216	21,580	109,796
Donations	6,692	-	6,692
Grants	-	6,800	6,800
<b>Total 2022</b>	94,908	28,380	123,288

THE DOCKLAND SETTLEMENTS

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

4. Income from donations and legacies (continued)

	<i>Unrestricted funds 2021 £</i>	<i>Restricted funds 2021 £</i>	<i>Total funds 2021 £</i>
<b>Grants</b>			
Southwark Council	22,928	9,760	32,688
Newham Council	3,643	10,215	13,858
Tower Hamlets Council	17,222	-	17,222
Greater London Authority	-	4,410	4,410
Empowering Communities	-	2,500	2,500
The London Community Foundation	1,594	-	1,594
Carpenters Co Trust	15,000	15,000	30,000
East End Community Foundation	800	63,502	64,302
Winter Fund	-	9,618	9,618
Canary Wharf	-	1,250	1,250
<b>Subtotal detailed disclosure</b>	<b>61,187</b>	<b>116,255</b>	<b>177,442</b>
Donations	34,438	250	34,688
Donated services and facilities	5,075	-	5,075
<b>Subtotal</b>	<b>39,513</b>	<b>250</b>	<b>39,763</b>
	<b>100,700</b>	<b>116,505</b>	<b>217,205</b>

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**THE DOCKLAND SETTLEMENTS**

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

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**5. Income from other trading activities**

**Income from fundraising events**

	<b>Unrestricted funds 2022 £</b>	<b>Total funds 2022 £</b>
Fundraising events	6,226	<b>6,226</b>

	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Fundraising events	4,202	4,202

**Income from charitable activities**

	<b>Unrestricted funds 2022 £</b>	<b>Total funds 2022 £</b>
Classes income	2,760	<b>2,760</b>
Community activities & letting	274,650	<b>274,650</b>
Sundry income	145,581	<b>145,581</b>
Playscheme income	147,999	<b>147,999</b>
	570,990	<b>570,990</b>

Included within Sundry income in the current year are amounts totaling £145,498 (2021 - £355,879) relating to furlough grants receivable and a further £Nil (2021 - £27,000) relating to business rates relief.

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**THE DOCKLAND SETTLEMENTS**

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

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**5. Income from other trading activities (continued)**

(continued)

	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Classes income	19	19
Community activities & letting	74,174	74,174
Sundry income	382,879	382,879
Playscheme income	16,150	16,150
	473,222	473,222
	473,222	473,222

**6. Investment income**

	<b>Unrestricted funds 2022 £</b>	<b>Total funds 2022 £</b>
Deposit account interest	10	10
Investment income	44,104	44,104
	44,114	44,114
	44,114	44,114

	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Deposit account interest	4	4
Investment income	61,000	61,000
	61,004	61,004
	61,004	61,004

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THE DOCKLAND SETTLEMENTS

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

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7. Expenditure on raising funds

Costs of raising voluntary income

	Unrestricted funds 2022 £	Total funds 2022 £
Costs of fundraising activities	1,577	1,577
	<u>1,577</u>	<u>1,577</u>

	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Costs of fundraising activities	999	999
	<u>999</u>	<u>999</u>

8. Net income/(expenditure)

Net income/(expenditure) is stated after charging:

	2022 £	2021 £
Auditor's remuneration	5,718	5,718
Depreciation - owned assets	18,000	26,447
	<u>23,718</u>	<u>32,165</u>

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**THE DOCKLAND SETTLEMENTS**

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

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**9. Analysis of expenditure on charitable activities**

**Summary by fund type**

	<b>Unrestricted funds 2022 £</b>	<b>Restricted funds 2022 £</b>	<b>Total 2022 £</b>
Running community centre	747,780	34,439	<b>782,219</b>
	<i>Unrestricted funds 2021 £</i>	<i>Restricted funds 2021 £</i>	<i>Total 2021 £</i>
Running community centre	591,756	128,261	720,017

**10. Analysis of expenditure by activities**

	<b>Activities undertaken directly 2022 £</b>	<b>Support costs 2022 £</b>	<b>Total funds 2022 £</b>
Running community centre	775,702	6,517	<b>782,219</b>
	<i>Activities undertaken directly 2021 £</i>	<i>Support costs 2021 £</i>	<i>Total funds 2021 £</i>
Running community centre	712,074	7,943	720,017

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THE DOCKLAND SETTLEMENTS

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

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11. Staff costs

	2022 £	2021 £
Wages and salaries	534,926	520,341
Social security costs	37,003	34,099
Contribution to defined contribution pension schemes	10,035	9,218
	<u>581,964</u>	<u>563,658</u>

The average number of persons employed by the Charity during the year was as follows:

	2022 No.	2021 No.
Full-time equivalents	<u>26</u>	<u>26</u>

No employee received remuneration amounting to more than £60,000 in either year.

12. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2021 - £NIL).

During the year ended 31 March 2022, no Trustee expenses have been incurred (2021 - £NIL).

The Charity considers its key management personnel to comprise of the Trustees, Chief Executive Officer, Operations Director and each of the three Centre Managers. Total key personnel remuneration during the year was £190,376 gross pay (2021 - £185,967) and £20,169 employer's National Insurance (2021 - £19,602).

THE DOCKLAND SETTLEMENTS

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

13. Tangible fixed assets

	Leasehold property £	Long-term leasehold property £	Motor vehicles £	Fixtures and fittings £	Total £
<b>Cost or valuation</b>					
At 1 April 2021	720,867	200,000	84,091	234,872	1,239,830
Additions	-	-	27,493	-	27,493
At 31 March 2022	<u>720,867</u>	<u>200,000</u>	<u>111,584</u>	<u>234,872</u>	<u>1,267,323</u>
<b>Depreciation</b>					
At 1 April 2021	363,127	-	84,091	226,628	673,846
Charge for the year	14,000	-	-	4,000	18,000
At 31 March 2022	<u>377,127</u>	<u>-</u>	<u>84,091</u>	<u>230,628</u>	<u>691,846</u>
<b>Net book value</b>					
At 31 March 2022	<u>343,740</u>	<u>200,000</u>	<u>27,493</u>	<u>4,244</u>	<u>575,477</u>
At 31 March 2021	<u>357,740</u>	<u>200,000</u>	<u>-</u>	<u>8,244</u>	<u>565,984</u>

14. Fixed asset investments

	Listed investments £	Fixed asset investments £	Total £
<b>Cost or valuation</b>			
At 1 April 2021	2,490,135	30	2,490,165
Additions	341,331	-	341,331
Disposals	(310,780)	-	(310,780)
Revaluations	(28,282)	-	(28,282)
At 31 March 2022	<u>2,492,404</u>	<u>30</u>	<u>2,492,434</u>

Fixed asset investments consist of 6,820 £1 Ordinary Shares in Helpcard Holdings Ltd which have been written down to £Nil from the historical cost of £10,506 and £30 Government Securities shown at cost.

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THE DOCKLAND SETTLEMENTS

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

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15. Debtors

	2022 £	2021 £
<b>Due within one year</b>		
Trade debtors	64	67
Other debtors	14,448	3,915
Prepayments and accrued income	-	31,999
	<u>14,512</u>	<u>35,981</u>

16. Creditors: Amounts falling due within one year

	2022 £	2021 £
Trade creditors	13,377	5,247
Other taxation and social security	10,245	9,599
Other creditors	3,379	2,033
Accruals and deferred income	55,004	20,907
	<u>82,005</u>	<u>37,786</u>

17. Deferred income

	2022 £	2021 £
Deferred income at 1 April 2021	14,327	4,570
Resources deferred during the year	55,805	9,757
Amounts released from previous periods	(14,327)	-
<b>Deferred income at 31 March 2022</b>	<u>55,805</u>	<u>14,327</u>

THE DOCKLAND SETTLEMENTS

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

18. Statement of funds

Statement of funds - current year

	Balance at 1 April 2021 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2022 £
<b>Unrestricted funds</b>						
<b>Designated funds</b>						
Building fund	200,000	-	-	-	-	200,000
Fixed Asset Fund	235,657	-	(14,000)	127,127	-	348,784
Future Capital Investment Fund	1,890,000	-	-	-	-	1,890,000
Arches Project Fund	150,000	-	-	-	-	150,000
Minibuses for Playcare Fund	37,500	-	-	15,000	-	52,500
Community Vehicle Fund	5,000	-	-	(5,000)	-	-
Cost of Living Contingency Fund	100,000	-	-	(70,000)	-	30,000
	2,618,157	-	(14,000)	67,127	-	2,671,284
<b>General funds</b>						
General Fund	46,362	716,238	(735,357)	60,000	(28,282)	58,961
<b>Total Unrestricted funds</b>	2,664,519	716,238	(749,357)	127,127	(28,282)	2,730,245
<b>Endowment funds</b>						
Stanley Spooner Will Trust Fund	300,000	-	-	-	-	300,000

THE DOCKLAND SETTLEMENTS

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

18. Statement of funds (continued)

**Restricted funds**

Stratford Building Improvement Fund	131,127	-	(4,000)	(127,127)	-	-
Arches Redevelopment Fund	41,604	-	-	-	-	41,604
Art for All	883	-	(883)	-	-	-
The Hedley Foundation	1,150	-	(1,150)	-	-	-
Lyle's Local Fund - line dancing	760	-	(760)	-	-	-
Canary Wharf Docklands Old Boys Project	1,376	4,000	(5,376)	-	-	-
Empowering Communities Zumba	3,000	-	(3,000)	-	-	-
Southwark Council	2,500	-	(1,690)	-	-	810
United St Saviours	-	8,600	(8,600)	-	-	-
East End Community Foundation	-	1,700	(1,700)	-	-	-
Charterhouse	-	3,000	(3,000)	-	-	-
Austin Hope	-	4,560	(2,280)	-	-	2,280
Arnold Clark	-	1,000	(1,000)	-	-	-
Gym tots	-	1,000	(1,000)	-	-	-
Access Sport	-	2,520	-	-	-	2,520
	-	2,000	-	-	-	2,000
	<u>182,400</u>	<u>28,380</u>	<u>(34,439)</u>	<u>(127,127)</u>	<u>-</u>	<u>49,214</u>
<b>Total of funds</b>	<u><u>3,146,919</u></u>	<u><u>744,618</u></u>	<u><u>(783,796)</u></u>	<u><u>-</u></u>	<u><u>(28,282)</u></u>	<u><u>3,079,459</u></u>

THE DOCKLAND SETTLEMENTS

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

18. Statement of funds (continued)

Statement of funds - prior year

	<i>Balance at 1 April 2020 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Transfers in/out £</i>	<i>Gains/ (Losses) £</i>	<i>Balance at 31 March 2021 £</i>
<b>Unrestricted funds</b>						
<b>Designated funds</b>						
Fixed Asset Fund	-	-	-	235,657	-	235,657
Future Capital Investment Fund	-	-	-	1,890,000	-	1,890,000
Arches Project Fund	-	-	-	150,000	-	150,000
Minibuses for Playcare Fund	-	-	-	37,500	-	37,500
Community Vehicle Fund	-	-	-	5,000	-	5,000
Cost of Living Contingency Fund	-	-	-	100,000	-	100,000
Minibus fund	-	-	-	200,000	-	200,000
	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,618,157</u>	<u>-</u>	<u>2,618,157</u>
<b>General funds</b>						
General Fund	2,264	638,328	(578,338)	(292,500)	276,608	46,362
Fixed Asset Fund	249,274	800	(14,417)	(235,657)	-	-
Future Capital Investment Fund	1,890,000	-	-	(1,890,000)	-	-
Building Fund	200,000	-	-	(200,000)	-	-
	<u>2,341,538</u>	<u>639,128</u>	<u>(592,755)</u>	<u>(2,618,157)</u>	<u>276,608</u>	<u>46,362</u>
<b>Total Unrestricted funds</b>	<u>2,341,538</u>	<u>639,128</u>	<u>(592,755)</u>	<u>-</u>	<u>276,608</u>	<u>2,664,519</u>

THE DOCKLAND SETTLEMENTS

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

18. Statement of funds (continued)

	<i>Balance at 1 April 2020</i>	<i>Income</i>	<i>Expenditure</i>	<i>Transfers in/out</i>	<i>Gains/ (Losses)</i>	<i>Balance at 31 March 2021</i>
	£	£	£	£	£	£
<b>Endowment funds</b>						
Stanley Spooner Will Trust Fund	300,000	-	-	-	-	300,000
<b>Restricted funds</b>						
Stratford Building Improvement Fund	135,248	-	(4,121)	-	-	131,127
Southwark Council	7,909	-	(7,909)	-	-	-
Arches Redevelopment Fund	41,604	-	-	-	-	41,604
Art for All	983	-	(100)	-	-	883
One Housing	2,002	-	(2,002)	-	-	-
The Hedley Foundation	1,150	-	-	-	-	1,150
Lyle's Local Fund - line dancing	760	-	-	-	-	760
Canary Wharf	1,500	-	(124)	-	-	1,376
Docklands Old Boys Project	3,000	-	-	-	-	3,000
Empowering Communities Zumba	-	2,500	-	-	-	2,500
Southwark Council	-	85,585	(85,585)	-	-	-
Canary Wharf Group	-	250	(250)	-	-	-
United St Saviours	-	4,410	(4,410)	-	-	-
East End Community Foundation	-	3,360	(3,360)	-	-	-
Charterhouse	-	6,400	(6,400)	-	-	-
Austin Hope	-	4,000	(4,000)	-	-	-
Arnold Clark	-	10,000	(10,000)	-	-	-
	<u>194,156</u>	<u>116,505</u>	<u>(128,261)</u>	<u>-</u>	<u>-</u>	<u>182,400</u>
<b>Total of funds</b>	<u><u>2,835,694</u></u>	<u><u>755,633</u></u>	<u><u>(721,016)</u></u>	<u><u>-</u></u>	<u><u>276,608</u></u>	<u><u>3,146,919</u></u>

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## THE DOCKLAND SETTLEMENTS

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

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#### 18. Statement of funds (continued)

Fixed Asset Fund represents the net book value of all unrestricted fixed assets held by the Charity. In the current year, the Trustees have determined this should be classified as a designated fund.

The Building Fund represents the value of the lease premium paid on the building. In the current year, the Trustees have determined this should be classified as a designated fund.

Stratford Building Improvements Fund is for the purposes of improving the building at the Charity's Stratford site. Included in this fund is a tangible fixed asset that has been transferred from restricted to unrestricted funds during the year as the asset had been purchased from a restricted fund donation but is held for a general and not a restricted purpose.

Future Capital Investment Fund is set aside for investment in at least one new centre using the establishment of the Rotherhithe development as a blueprint. In the current year, the Trustees have determined this should be classified as a designated fund.

Arches Redevelopment Fund is for the purpose of redeveloping the Arches site, including monies provided for a feasibility study. This includes both a general and restricted element.

Minibuses for Playcare Fund represents funds set aside for the purchase of 2 new minibuses to help in the operation of the playcare centres. Community Vehicle Fund represents funds set aside for the purchase of a minibus or similar vehicle to help in operation of the Food Bank and other community projects. All funds have been transferred from the Community Vehicle Fund to the Minibuses for Playcare Fund during the year.

The Cost of Living Contingency Fund (formerly known as the Covid Contingency Fund) represented funds that have been set aside for wages, the food bank or emergencies as a result of any Covid restrictions, £70,000 of this fund have been transferred to general funds during the year, the remaining £30,000 is now held as a contingency fund for the increase in the cost of living.

The Stanley Spooner Will Trust Fund is an endowment fund in that the Charity has the use of £300,000 to be invested without risk of capital diminution and then to use the derived income as unrestricted funds.

THE DOCKLAND SETTLEMENTS

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

19. Summary of funds

Summary of funds - current year

	Balance at 1 April 2021 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2022 £
Designated funds	2,618,157	-	(14,000)	67,127	-	2,671,284
General funds	46,362	716,238	(735,357)	60,000	(28,282)	58,961
Endowment funds	300,000	-	-	-	-	300,000
Restricted funds	182,400	28,380	(34,439)	(127,127)	-	49,214
	<u>3,146,919</u>	<u>744,618</u>	<u>(783,796)</u>	<u>-</u>	<u>(28,282)</u>	<u>3,079,459</u>

Summary of funds - prior year

	Balance at 1 April 2020 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2021 £
Designated funds	-	-	-	2,618,157	-	2,618,157
General funds	2,341,538	639,128	(592,755)	(2,618,157)	276,608	46,362
Endowment funds	300,000	-	-	-	-	300,000
Restricted funds	194,156	116,505	(128,261)	-	-	182,400
	<u>2,835,694</u>	<u>755,633</u>	<u>(721,016)</u>	<u>-</u>	<u>276,608</u>	<u>3,146,919</u>

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**THE DOCKLAND SETTLEMENTS**

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

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**20. Analysis of net assets between funds**

**Analysis of net assets between funds - current year**

	<b>Unrestricted funds 2022 £</b>	<b>Restricted funds 2022 £</b>	<b>Endowment funds 2022 £</b>	<b>Total funds 2022 £</b>
Tangible fixed assets	575,477	-	-	<b>575,477</b>
Fixed asset investments	2,192,434	-	300,000	<b>2,492,434</b>
Current assets	44,339	49,214	-	<b>93,553</b>
Creditors due within one year	(82,005)	-	-	<b>(82,005)</b>
<b>Total</b>	<b>2,730,245</b>	<b>49,214</b>	<b>300,000</b>	<b>3,079,459</b>

**Analysis of net assets between funds - prior year**

	<i>Unrestricted funds 2021 £</i>	<i>Restricted funds 2021 £</i>	<i>Endowment funds 2021 £</i>	<i>Total funds 2021 £</i>
Tangible fixed assets	434,857	131,127	-	565,984
Fixed asset investments	2,190,165	-	300,000	2,490,165
Current assets	77,283	51,273	-	128,556
Creditors due within one year	(37,786)	-	-	(37,786)
<b>Total</b>	<b>2,664,519</b>	<b>182,400</b>	<b>300,000</b>	<b>3,146,919</b>

**21. Related party transactions**

During the year, the Charity employed one of the CEO's children, who received total remuneration of £30,863 gross pay (2021 - £30,863) and employer's national insurance of £3,039 (2021 - £3,047). The employment contract and salary rates are part of the normal course of the Charity's operations and have been carried out on an arm's length basis.

**22. COVID-19**

The restrictions imposed on organisations following the COVID-19 outbreak has affected the Charity in that a number of the Charity's income producing activities had to cease for significant periods of the year. However, it is envisaged that post balance sheet date there will be less impact on the charities operations and the Trustees believe that the Charity has sufficient reserves to carry on providing services to local people for the foreseeable future.

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**THE DOCKLAND SETTLEMENTS**

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

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**23. Reconciliation of net movement in funds to net cash flow from operating activities**

	2022 £	2021 £
Net income/expenditure for the year (as per Statement of Financial Activities)	(67,460)	311,225
<b>Adjustments for:</b>		
Depreciation charges	18,000	26,447
(Gains)/losses on investments	28,282	(276,608)
Interest received	(58,113)	(61,004)
Interest paid	81	-
Decrease/(increase) in debtors	21,470	(12,217)
Increase(decrease) in creditors	44,218	(14,184)
<b>Net cash used in operating activities</b>	<b>(13,522)</b>	<b>(26,341)</b>

**24. Analysis of cash and cash equivalents**

	2022 £	2021 £
Cash in hand	79,041	92,575

**25. Analysis of changes in net debt**

	At 1 April 2021 £	Cash flows £	At 31 March 2022 £
Cash at bank and in hand	92,575	(13,534)	79,041

**THE DOCKLAND SETTLEMENTS**

England & Wales - Charity number 306025

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# Accounts

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Company number: 202349

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**THE DOCKLAND SETTLEMENTS 2021**

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**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2021**

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**THE DOCKLAND SETTLEMENTS 2021**

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<b>Charity Detailed Income and expenditure account and summaries</b>	

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THE DOCKLAND SETTLEMENTS 2021

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REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS  
FOR THE YEAR ENDED 31 MARCH 2021

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<b>Trustees</b>	Montague Meyer, Chair Alan Stead FCA, Trustee Shalini Sharma, Trustee Philip Elson, Trustee Curt Fahndrich, Trustee Martin Young, Trustee Tracy Anne Cunningham, Trustee Mark Horn, Trustee Grace Willimott, Trustee
<b>Company registered number</b>	202349
<b>Principal office</b>	98 Gibbins Road London E15 2HU
<b>Independent auditors</b>	Barnes Roffe LLP Chartered Accountants Statutory Auditors Leytonstone House Leytonstone London E11 1GA

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**THE DOCKLAND SETTLEMENTS 2021**

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**TRUSTEES' REPORT  
FOR THE YEAR ENDED 31 MARCH 2021**

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The Trustees who are also the 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 of 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 2019).

**Objectives and activities**

**a. Objectives and aims**

- a) To establish and/or administer and carry on community centres in London and / or elsewhere in the UK.
- b) To provide facilities for recreation and for all or any types or type of physical, mental, moral, educational and cultural training for and to improve the lives of the inhabitants or of the neighbourhoods of our community centres without distinction of sex or race or of political, religious or other options.
- c) In connection with (b) to do all or any of the following: continue, initiate, develop, promote, encourage, organise and coordinate:
  - I. Social services of a charitable nature
  - II. Educational classes and lectures and other forms of educational activity and training
  - III. Cultural and recreational education and training
  - IV. Study and practice of citizenship irrespective of any political party
  - V. Religious thought and manner of living

**Public benefit**

The Trustees have considered the Charity Commission guidance on public benefit, and consider that the activities of the Charity meet its charitable objectives and provide a benefit to the public.

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## THE DOCKLAND SETTLEMENTS 2021

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

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#### Achievements and performance Charitable activities

##### a. General

This financial year has been exceptional, driven by the effect of the Covid-19 pandemic.

The influence on the Charity's activities are described below but the financial result the year of £34,617 (2020 - £111,333 loss) before changes in investment valuations has been achieved directly from the economic and fiscal responses by the Government and financial markets.

Firstly the significant employment furlough grants received of £355,878 allowed the Charity to avoid any redundancies and maintain adequate staff levels, ensuring all staff can be fully engaged in community support activities. The second exceptional impact on the reported result is the unrealised gains of £276,608 from investments that reversed the unrealised loss of £151,853 of the prior year.

##### Charitable activities

Due to the pandemic, the Charity was forced to close for long periods in accordance with the Government Guidelines, all centres therefore were unable to operate and sought the business support funding available in each Borough to secure the continuation of the Charity.

All charity staff were able to volunteer to support a Food Bank through the London Borough of Newham. This was an initiative that was born out of previous work at the centre in Stratford a year before the pandemic, so many of the homeless users and families were familiar with staff members, which made the project very successful.

The Food Bank project expanded considerably in March 2020 at the outbreak of the Covid-19 pandemic and at its peak was catering for over 2,500 local residents and distributing over 14 tonnes of food per week. Eleven other charities, running their own smaller food banks, were supported by us through this scheme. The Food Bank continues to support vulnerable families and individuals and still attracts around 350 people daily, but is now an activity within our Charity.

The Charity sees this work as a major change in direction and some staff have been relocated to this project to support the continuation of support to local residents. A major fundraising endeavour to support this project is high on the agenda in the forthcoming year.

The London Marathon was able to continue through a virtual process. Not all of our runners chose to take part in this and with fewer participants income was nowhere near the amount we depend on each year through the main London Marathon event. Other fundraising events such as the Golf Day, the Dragon Boat Race and the Charity Night were all postponed due to the lockdown, resulting in a loss of income of around £30,000.

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## THE DOCKLAND SETTLEMENTS 2021

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

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#### Achievements and performance Charitable activities (continued)

##### b. Rotherhithe

The Centre experienced long periods of closure due to the pandemic and has taken some time to resume at the pre-pandemic attendance figures. Many football groups coming from the corporate sector have not returned due to working from home and so we expect the return of a previous full pitch programme to take some time to resume its popular status. Slowly the remaining programme continues to attract a multitude of sports and leisure activities.

Grants received allowed the centre to continue its very successful football programme for children and young adults with over 30 members attending each session.

Capital funding is now sought to extend the building to house an extension (The Cabin) to provide more availability for group sessions, children parties and meetings. An estimated cost of £325,000 has been earmarked for this project.

##### c. Stratford

As above, the Stratford Centre is primarily a sporting venue and so it has taken a blow with the long periods of closure, along with the very popular childcare provision, with most parents forced to work from home not needing the childcare provision they once found imperative. The number of children attending is now starting to climb and we hope that it will return to its pre-lockdown figures.

Tenants of the office space also chose to work from home in accordance with Government Guidelines and so the building remained empty for long periods of time.

After almost 15 years of speculation, it finally looks like the Carpenters Estate will be redeveloped with the first phase of a new £10 million community centre estimated to start in 2022. The Charity has been involved in the design and layout of the building and it will replace the original building, built back in 1972.

The Carpenters and Docklands Centre is currently awaiting planning permission to construct a purpose-built extension onto the side of our community centre to house the food bank. The construction of this is being fully funded pro bono by Mace Group Ltd. We are also aiming to raise funds in order to employ a full time Food Bank Manager and Volunteer Coordinator. Our support of the homeless community continues to grow and we are aiming to find funds to pay for Homeless Support Workers with the aim of supporting rough sleepers and those in temporary accommodation to find employment, take up training or language classes, provide advocacy or referrals to drug and alcohol support organisations and engage them in wellbeing and volunteering activities.

We will continue to provide a variety of sporting, social, recreational and educational activities to a variety of local people with a focus on the most vulnerable and disadvantaged including lonely elderly people, adults with disabilities, BAME groups, refugees and disadvantaged or at-risk young people and children.

This is an exciting time for the Charity, having secured one building on the Isle of Dogs and this new building in Stratford. The Charity goes from strength to strength and it will continue to seek buildings in areas that meet our charitable objectives, applying our experience and knowledge to address local residents needs as they evolve.

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## THE DOCKLAND SETTLEMENTS 2021

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

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#### Achievements and performance Charitable activities (continued)

##### d. Isle of Dogs

After waiting so long for the completion of the lease, the centre got off to a great start with groups who previously attended the "old" Dockland Settlements in East Ferry Road returning to the new building in Calders Wharf.

The building layout and the view across the river also attracted various new groups and the centre became a hub of excitement. As previously stated, the pandemic closure caused a huge blow to newly founded groups and clubs and many were forced to close forever, whilst some took to Zoom to provide sessions and this continued after the Government gave the green light to return. However, the centre has seen a slow return of user groups and is starting to come back alive again.

Parkview Outdoor Play, the Charity's childcare provision, has taken huge steps in increasing its numbers, with many professional parents needing childcare due to them working from home. The half-term holidays have seen provision at full capacity with a waiting list for places. Varied and exciting programmes have attracted parents to send their children to this provision, with the majority of the children attending Canary Wharf College and the relationship we have with its Principal being a great way forward in publicising our facility.

##### e. Arches

The Charity has secured two disused railway arches on the Isle of Dogs from the London Borough of Tower Hamlets (LBTH) on a lease of 15 years. The idea was to refurbish them into a cafe and event space for local park users and residents. The Island Sports Trust, another well established and respected charity working on the Isle of Dogs, secured the two railway arches adjacent to ours. It was decided to work in partnership and develop a much larger venue with two long established charities working alongside each other.

Island Sports Trust and the Dockland Settlements each pledged £150,000 for the redevelopment, with funding secured from East End Community Foundation for our portion. Canary Wharf Construction Company also supported the project with pro-bono expertise and managed the process of tendering the work to building companies.

During this process, the LBTH redeveloped the play area in Millwall Park to the sum of £600,000 and it was suggested by the local authority that the cafe and event space be moved nearer to this area for convenience of people using the park. The local authority has invested over £100,000 in feasibility studies and employed an outside company to take this forward.

Both charities have been involved in the design and layout of the new building and continue to meet with LBTH regarding relocation of the cafe and of the future of the existing two arches.

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THE DOCKLAND SETTLEMENTS 2021

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TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2021

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**Achievements and performance**  
**Charitable activities (continued)**

**f. Other activities**

The above paints a bleak picture of the three centres, but that could not be further from the truth. The Charity took advantage of the business support grants, the Furlough Scheme, Emergency COVID funding and the relocation of staff volunteering for the Food Bank, which was set up on the Stratford estate to continue to support local residents throughout the Pandemic. So popular was their input that they supported 11 other charities over the three boroughs and our two centres continue that work to this day.

As previously stated, over 2,500 residents of the London Borough of Newham were supported each week with food and clothing, and over 14 tonnes of food was distributed to other charities. Staff also supported residents with phone calls, visits and collecting vital medication throughout and food parcels were delivered twice a week by our staff and volunteers.

The staff supported teams from the Homeless Unit to house over 400 rough sleepers in hotels, B&Bs and hostels across London and continued to support the homeless by providing food bags, toiletries and clothes.

Over 1,000 emergency staff benefited from our Nurses Shoebox appeal. The boxes were distributed to various hospitals across London, with so many of the medical profession working away from home, this was a great way of letting them know we cared.

Staff supported the children from our childcare provisions by providing them with a "goody bag" and note letting them know we are still here. Over 100 bags were distributed across two boroughs.

Our work with the Food Bank continues to this day with many families on low income, unemployed and the homeless back out onto streets, our work is more vital now than during the pandemic, while the country goes back to normal business there remains pockets of deprivation, loneliness, isolation and issues with mental health.

Our work throughout the pandemic has received acclaim from both the London Boroughs of Tower Hamlets and Newham respectively, with staff attending COVID award presentations where our work has been a "blueprint" for others. The Charity prides itself on the dedication of commitment of its staff and Trustees throughout this period of time.

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## THE DOCKLAND SETTLEMENTS 2021

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

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#### Financial review

##### a. Financial review

The Charity's income is derived from 3 regular principal sources and as indicated in the Trustees Report they are:

- the renting of parts of the buildings for office use and the hiring of larger space to user groups for sporting, hobby crafts and similar organised activities;
- childcare provision pre and after school services; and
- fund raising social events.

Additionally, there are valued donations with special support provided by the Carpenters Livery Company and investment income.

The total income for the year to 31 March 2021 was £755,633 (2020 - £706,992), which is more than the Charity's expenditure of £720,017 (2020 - £779,615) in managing and running the 3 locations at Stratford, Isle of Dogs and Rotherhithe and fundraising costs of £999 (2020 - £38,710).

The position this year is further improved by an increase in the value of the Charity's low risk investments of £276,608 (2020 - £151,853 decrease).

There is therefore a final surplus of £311,225 (2020 - £263,186).

The Trustees have considered forecasts in the light of the COVID-19 pandemic taking into account that a number of the Charity's activities have been reduced. The risk to the Charity's financial position is monitored throughout the year and the Trustees are satisfied that there are no material uncertainties in the Charity's status as a going concern.

##### b. Reserves policy

The Trustees have set themselves a target of having six months running cost of unrestricted reserves not invested in fixed assets available. This prudent provision has not been achieved this year but the Trustees hope to achieve this goal over the next few years by increasing income after COVID-19 lockdowns are reduced and, if necessary, transferring funds from Designated Funds to General Funds within total unrestricted funds.

##### c. Designated funds

During the year, the Trustees have decided to reclassify 3 funds as designated funds, as well as create 4 new designated funds. The Trustees feel that this classification best reflects the intended use of these funds to invest and support specific projects and activities undertaken by the Charity. These funds are not intended to be used in the day-to-day funding of the Charity.

For more information, please see Note 17 to the financial statements.

##### d. Future plans

Plans for the upcoming financial year include:

- Fundraising to support the Community Development Worker for another year;
- Dockland Settlement Reunion on the Isle of Dogs;
- Fundraising for The Cabin at Rotherhithe;
- Fundraising for grants to support grass roots projects.

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## THE DOCKLAND SETTLEMENTS 2021

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### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

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#### Structure, governance and management

##### a. 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.

##### b. Recruitment and appointment of new trustees

Trustee role descriptions are prepared reflecting the current needs for the board.

Advertising is made in a judicious and focused manner, encouraging diversity within the Board and appointments based on merit.

A declaration of eligibility supports any appointment to the Board.

##### c. Key management remuneration

The Trustees carry out an annual pay review to ensure that the Charity's pay levels are fair, competitive and an effective use of charitable funds.

#### Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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THE DOCKLAND SETTLEMENTS

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TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2021

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**Disclosure of information to auditors**

Each of the persons who are Trustees at the time when this Trustees' report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

**Auditors**

Brindley Millen Limited resigned as auditor during the year and Barnes Roffe LLP were appointed in their place.

The auditors, Barnes Roffe LLP, have indicated their willingness to continue in office. The designated Trustees will propose a motion reappointing the auditors at a meeting of the Trustees.

Approved by order of the members of the board of Trustees on  
7 December 2021 and signed on their behalf by:

  
Mark Horn  
(Trustee)

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## THE DOCKLAND SETTLEMENTS 2021

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE DOCKLAND SETTLEMENTS 2021

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#### Opinion

We have audited the financial statements of The Dockland Settlements 2021 (the 'charity') for the year ended 31 March 2021 which comprise the Statement of financial activities, the balance sheet, the statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2021 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Conclusions relating to going concern

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

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

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

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## THE DOCKLAND SETTLEMENTS 2021

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE DOCKLAND SETTLEMENTS 2021 (CONTINUED)

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#### Other information

The other information comprises the information included in the annual report other than the financial statements and our auditors' report thereon. The Trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

#### Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the Trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

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## THE DOCKLAND SETTLEMENTS 2021

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE DOCKLAND SETTLEMENTS 2021 (CONTINUED)

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#### **Auditors' responsibilities for the audit of the financial statements**

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

#### **Identifying and assessing potential risks related to irregularities**

In identifying and assessing risks of material misstatement in respect of irregularities we considered the following:

- the nature of the industry, sector and control environment including the procedures for revenue recognition;
- results of our enquiries of management about their own identification and assessment of the risks of irregularities;
- any matters we identified having made enquiries of management about their policies and procedures relating to:
  - identifying, evaluating and complying with laws and regulations and whether they were aware of any instances of non-compliance;
  - detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud;
  - the internal controls established to mitigate risks of fraud or non-compliance with laws and regulations; and
  - the matters discussed among the audit engagement team regarding how and where fraud might occur in the financial statements and any potential indicators of fraud.

As a result of these procedures, we considered the opportunities and incentives that may exist within the organisation for fraud. In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override.

We also obtained an understanding of the legal and regulatory frameworks that the Charity operates in, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. The key laws and regulations we considered in this context included the UK Companies Act and local tax legislation.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements, but compliance with which may be fundamental to the Charity's ability to operate.

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THE DOCKLAND SETTLEMENTS 2021

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INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE DOCKLAND SETTLEMENTS 2021  
(CONTINUED)

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**Audit response to risks identified**

As a result of performing the above our procedures to respond to the risks identified included the following:

- reviewing the financial statement disclosures and testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- enquiring of management about actual and potential litigation and claims;
- performing analytical procedures and substantive testing to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- obtained an understanding of provisions and held discussions with management to understand the basis of recognition or non-recognition of tax provisions; and
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments; assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditors' report.

**Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its trustees, as a body, for our audit work, for this report, or for the opinions we have formed.

*Stuart Mann*

**Barnes Roffe LLP**  
Chartered Accountants  
Statutory Auditors  
Leytonstone House  
Leytonstone  
London  
E11 1GA

Date: *7<sup>th</sup> December 2021*

Barnes Roffe LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

THE DOCKLAND SETTLEMENTS 2021

STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2021

	Note	Unrestricted funds 2021 £	Restricted funds 2021 £	Endowment funds 2021 £	Total funds 2021 £	Total funds 2020 £
<b>Income and endowments from:</b>						
Donations and legacies	4	100,700	116,505	-	217,205	124,262
Other trading activities	5	477,424	-	-	477,424	504,837
Investments	6	61,004	-	-	61,004	77,893
<b>Total income and endowments</b>		<b>639,128</b>	<b>116,505</b>	<b>-</b>	<b>755,633</b>	<b>706,992</b>
<b>Expenditure on:</b>						
Raising funds	7	999	-	-	999	38,710
Charitable activities	9	591,756	128,261	-	720,017	779,615
<b>Total expenditure</b>		<b>592,755</b>	<b>128,261</b>	<b>-</b>	<b>721,016</b>	<b>818,325</b>
<b>Net income/(expenditure) before net gains/(losses) on investments</b>						
		46,373	(11,756)	-	34,617	(111,333)
Net gains/(losses) on investments		276,608	-	-	276,608	(151,853)
<b>Net movement in funds</b>		<b>322,981</b>	<b>(11,756)</b>	<b>-</b>	<b>311,225</b>	<b>(263,186)</b>
<b>Reconciliation of funds:</b>						
Total funds brought forward		2,341,538	194,156	300,000	2,835,694	3,098,880
Net movement in funds		322,981	(11,756)	-	311,225	(263,186)
<b>Total funds carried forward</b>		<b>2,664,519</b>	<b>182,400</b>	<b>300,000</b>	<b>3,146,919</b>	<b>2,835,694</b>

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 17 to 36 form part of these financial statements.

**THE DOCKLAND SETTLEMENTS**

**BALANCE SHEET  
AS AT 31 MARCH 2021**

	Note	2021 £	2020 £
<b>Fixed assets</b>			
Tangible assets	13	565,984	592,430
Investments	14	2,490,165	2,208,255
		<u>3,056,149</u>	<u>2,800,685</u>
<b>Current assets</b>			
Debtors	15	35,981	23,764
Cash at bank and in hand	23	92,575	63,215
		<u>128,556</u>	<u>86,979</u>
Creditors: amounts falling due within one year	16	(37,786)	(51,970)
<b>Net current assets</b>		<u>80,770</u>	<u>35,009</u>
<b>Total net assets</b>		<u><u>3,146,919</u></u>	<u><u>2,835,694</u></u>
<b>Charity funds</b>			
Endowment funds	17	300,000	300,000
Restricted funds	17	182,400	194,156
Unrestricted funds			
Designated funds	17	2,618,167	-
General funds	17	46,362	2,341,538
<b>Total unrestricted funds</b>	17	<u>2,664,519</u>	<u>2,341,538</u>
<b>Total funds</b>		<u><u>3,146,919</u></u>	<u><u>2,835,694</u></u>

The financial statements were approved and authorised for issue by the Trustees on 7<sup>th</sup> December 2021 and signed on their behalf by:

*Alan Stead*

**Alan Stead FCA**  
(Trustee)

The notes on pages 17 to 36 form part of these financial statements.

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THE DOCKLAND SETTLEMENTS 2021

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STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MARCH 2021

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	2021 £	2020 £
<b>Cash flows from operating activities</b>		
Cash generated from operations	(26,341)	(119,266)
Interest paid	-	(4,658)
	<hr/>	<hr/>
<b>Cash flows from investing activities</b>		
Purchase of tangible assets	-	(20,347)
Sales of fixed asset investments	276,608	(151,853)
Interest received	61,004	77,893
Movement in current asset investments	(281,911)	114,033
	<hr/>	<hr/>
<b>Net cash provided by investing activities</b>	<b>55,701</b>	<b>19,726</b>
	<hr/>	<hr/>
<b>Change in cash and cash equivalents in the year</b>	<b>29,360</b>	<b>(104,198)</b>
Cash and cash equivalents at the beginning of the year	63,215	167,413
	<hr/>	<hr/>
<b>Cash and cash equivalents at the end of the year</b>	<b>92,575</b>	<b>63,215</b>
	<hr/> <hr/>	<hr/> <hr/>

The notes on pages 17 to 36 form part of these financial statements

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## THE DOCKLAND SETTLEMENTS 2021

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

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#### 1. General information

The Dockland Settlements ("the Charity") is a company, limited by members' guarantee, incorporated in England and Wales. The Charity's registered office is 98 Gibbins Road, London, E15 2HU.

#### 2. Accounting policies

##### 2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - 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 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The Dockland Settlements 2021 meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

##### 2.2 Income

All income is recognised in the Statement of Financial Activities once the Charity has entitlement to the funds, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income from community activities is include in income when invoiced and from grants receivable when any conditions relating to the grants have been satisfied.

##### 2.3 Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the Charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resources.

##### 2.4 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

##### 2.5 Taxation

The Charity is exempt from corporation tax on its charitable activities.

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## THE DOCKLAND SETTLEMENTS 2021

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

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#### 2. Accounting policies (continued)

##### 2.6 Tangible fixed assets and depreciation

Fixed assets are stated at cost less depreciation. Assets below £2,000 are written off in the year of purchase. Depreciation is provided on fixed assets at rates which will write off the cost of the asset over their useful economic lives.

Depreciation is provided on the following bases:

Freehold property	- 2% on cost
Long-term leasehold property	- not provided
Motor vehicles	- 25% on cost
Fixtures and fittings	- at variable rates on reducing balance

The carrying values are reviewed at the year end for impairment if circumstances indicate that the full carrying value may not be recoverable.

No depreciation charge is made in respect of long-term leasehold property as this relates to land only.

##### 2.7 Listed Investments

Fixed asset investments comprise an investment portfolio which is managed by an outside provider. This is included in the balance sheet at current market value as at the balance sheet date, income is taken into the Statement of Financial Activities when accrued in the fund. Any unrealised gains or losses on listed investments are included in the Statement of Financial Activities for the year.

##### 2.8 Debtors

Trade and other debtors are recognised at the settlement amount. Prepayments are valued at the amount prepaid.

##### 2.9 Cash at bank and in hand

Cash at bank and in hand includes cash, current bank accounts and a cash account which is part of a larger investment fund.

##### 2.10 Creditors

Creditors are recognised where the Charity has a present obligation resulting from a past event that will result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are recognised at their settlement amount.

##### 2.11 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 the current asset investment which is measured at market value.

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## THE DOCKLAND SETTLEMENTS 2021

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

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#### 2. Accounting policies (continued)

##### 2.12 Pensions

The Charity operates a defined contribution pension scheme. Contributions payable to the Charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

##### 2.13 Fund accounting

General funds are unrestricted funds which can be used in accordance with the charitable objectives at the discretion of the trustees.

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

Restricted funds are funds which can only be used for particular restricted purposes within the objectives 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 purposes of each fund is included in the notes to the financial statements.

##### 2.14 Donated services and facilities

Donated services and facilities are included in the Statement of Financial Activities as income and expenditure. The amounts are valued at the cost that the Charity would have had to incur.

#### 3. Critical accounting estimates and areas of judgment

In preparing financial statements it is necessary to make certain judgements, estimations and assumptions that affect the amounts recognised in the financial statements. The following judgements and estimates are considered by the Trustees to have the most significant effect on amounts recognised in the financial statements.

Critical accounting estimates and assumptions:

Useful life of tangible fixed assets:

The annual depreciation charge for tangible fixed assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are reassessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of the assets.

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**THE DOCKLAND SETTLEMENTS 2021**

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

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**4. Income from donations and legacies**

	<b>Unrestricted funds 2021 £</b>	<b>Restricted funds 2021 £</b>	<b>Total funds 2021 £</b>
<b>Grants</b>			
Southwark Council	22,928	9,760	<b>32,688</b>
Newham Council	3,643	10,215	<b>13,858</b>
Tower Hamlets Council	17,222	-	<b>17,222</b>
Greater London Authority	-	4,410	<b>4,410</b>
Empowering Communities	-	2,500	<b>2,500</b>
The London Community Foundation	1,594	-	<b>1,594</b>
Carpenters Co Trust	15,000	15,000	<b>30,000</b>
East End Community Foundation	800	63,502	<b>64,302</b>
Winter Fund	-	9,618	<b>9,618</b>
Canary Wharf	-	1,250	<b>1,250</b>
<b>Subtotal detailed disclosure</b>	<b>61,187</b>	<b>116,255</b>	<b>177,442</b>
Donations	34,438	250	<b>34,688</b>
Grants	-	-	-
Donated services and facilities	5,075	-	<b>5,075</b>
<b>Subtotal</b>	<b>39,513</b>	<b>250</b>	<b>39,763</b>
<b>Total 2021</b>	<b>100,700</b>	<b>116,505</b>	<b>217,205</b>

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**THE DOCKLAND SETTLEMENTS 2021**

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

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**4. Income from donations and legacies (continued)**

	<i>Unrestricted funds 2020 £</i>	<i>Restricted funds 2020 £</i>	<i>Total funds 2020 £</i>
<b>Grants</b>			
The Worshipful Company of Carpenters	10,000	5,000	15,000
Newham Council	1,960	-	1,960
East End Community Foundation	15,000	3,000	18,000
Southwark Council	13,371	-	13,371
The DWF Foundation	3,700	-	3,700
St Olave's Foundation	1,000	-	1,000
One Housing	-	7,700	7,700
The Hedley Foundation	-	4,150	4,150
United St Saviours	4,220	-	4,220
Lyle's Local Fund	-	2,500	2,500
Other Grants	1,499	1,501	3,000
	<hr/>	<hr/>	<hr/>
<b>Subtotal detailed disclosure</b>	<b>50,750</b>	<b>23,851</b>	<b>74,601</b>
	<hr/>	<hr/>	<hr/>
Donations	8,070	-	8,070
Grants	-	-	-
Donated services and facilities	41,591	-	41,591
	<hr/>	<hr/>	<hr/>
<b>Subtotal</b>	<b>49,661</b>	<b>-</b>	<b>49,661</b>
	<hr/>	<hr/>	<hr/>
<i>Total 2020</i>	<b>100,411</b>	<b>23,851</b>	<b>124,262</b>
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

During the year to 31 March 2021, the Charity received donated food and other products for use in the running of its foodbank that likely had a material value. However, it is not practical to place any kind of monetary value on these donations, which were all utilised during the year.

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THE DOCKLAND SETTLEMENTS 2021

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

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5. Income from other trading activities

Income from fundraising events

	Unrestricted funds 2021 £	Total funds 2021 £
Fundraising events	4,202	4,202

	Unrestricted funds 2020 £	Total funds 2020 £
Fundraising events	64,734	64,734

Income from charitable activities

	Unrestricted funds 2021 £	Total funds 2021 £
Classes income	19	19
Community activities & letting	74,174	74,174
Sundry income	382,879	382,879
Playscheme income	16,150	16,150
	<u>473,222</u>	<u>473,222</u>

Included within Sundry income in the current year are amounts totaling £355,879 (2020 - £Nil) relating to furlough grants receivable and a further £27,000 (2020 - £Nil) relating to business rates relief.

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THE DOCKLAND SETTLEMENTS 2021

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

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5. Income from other trading activities (continued)

(continued)

	<i>Unrestricted funds 2020 £</i>	<i>Total funds 2020 £</i>
Classes income	115	115
Community activities & letting	258,411	258,411
Sundry income	231	231
Playscheme income	181,346	181,346
	<u>440,103</u>	<u>440,103</u>

6. Investment income

	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Deposit account interest	4	4
Investment income	61,000	61,000
	<u>61,004</u>	<u>61,004</u>

	<i>Unrestricted funds 2020 £</i>	<i>Total funds 2020 £</i>
Deposit account interest	7	7
Investment income	77,886	77,886
	<u>77,893</u>	<u>77,893</u>

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THE DOCKLAND SETTLEMENTS 2021

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

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7. Expenditure on raising funds

Costs of raising voluntary income

	Unrestricted funds 2021 £	Total funds 2021 £
Costs of fundraising activities	999	999

	Unrestricted funds 2020 £	Total funds 2020 £
Costs of fundraising activities	38,710	38,710

8. Net income/(expenditure)

Net income/(expenditure) is stated after charging:

	2021 £	2020 £
Auditor's remuneration	5,718	5,718
Depreciation - owned assets	26,447	35,688
	<u>32,165</u>	<u>41,406</u>

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**THE DOCKLAND SETTLEMENTS 2021**

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

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**9. Analysis of expenditure on charitable activities**

**Summary by fund type**

	<b>Unrestricted funds 2021 £</b>	<b>Restricted funds 2021 £</b>	<b>Total funds 2021 £</b>
Running community centre	591,756	128,261	<b>720,017</b>
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
	<i>Unrestricted funds 2020 £</i>	<i>Restricted funds 2020 £</i>	<i>Total funds 2020 £</i>
Running community centre	744,696	34,919	<b>779,615</b>
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

**10. Analysis of expenditure by activities**

	<b>Activities undertaken directly 2021 £</b>	<b>Support costs 2021 £</b>	<b>Total funds 2021 £</b>
Running community centre	712,074	7,943	<b>720,017</b>
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
	<i>Activities undertaken directly 2020 £</i>	<i>Support costs 2020 £</i>	<i>Total funds 2020 £</i>
Running community centre	770,781	8,834	<b>779,615</b>
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

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THE DOCKLAND SETTLEMENTS 2021

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

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11. Staff costs

	2021 £	2020 £
Wages and salaries	520,341	502,554
Social security costs	34,099	31,319
Contribution to defined contribution pension schemes	9,218	7,456
	<u>563,658</u>	<u>541,329</u>

The average number of persons employed by the Charity during the year was as follows:

	2021 No.	2020 No.
Full-time equivalents	<u>26</u>	<u>26</u>

No employee received remuneration amounting to more than £60,000 in either year.

12. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2020 - £NIL).

During the year ended 31 March 2021, no Trustee expenses have been incurred (2020 - £NIL).

The Charity considers its key management personnel to comprise of the Trustees, Chief Executive Officer, Operations Director and each of the three Centre Managers. Total key personnel remuneration during the year was £185,967 gross pay (2020 - £169,944) and £19,602 employer's National Insurance (2020 - £17,697).

THE DOCKLAND SETTLEMENTS 2021

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

13. Tangible fixed assets

	Leasehold property £	Long-term leasehold property £	Motor vehicles £	Fixtures and fittings £	Total £
<b>Cost or valuation</b>					
At 1 April 2020	720,867	200,000	84,091	234,872	1,239,830
At 31 March 2021	<u>720,867</u>	<u>200,000</u>	<u>84,091</u>	<u>234,872</u>	<u>1,239,830</u>
<b>Depreciation</b>					
At 1 April 2020	348,710	-	76,183	222,507	647,400
Charge for the year	14,417	-	7,908	4,121	26,446
At 31 March 2021	<u>363,127</u>	<u>-</u>	<u>84,091</u>	<u>226,628</u>	<u>673,846</u>
<b>Net book value</b>					
At 31 March 2021	<u>357,740</u>	<u>200,000</u>	<u>-</u>	<u>8,244</u>	<u>565,984</u>
At 31 March 2020	<u>372,157</u>	<u>200,000</u>	<u>7,908</u>	<u>12,365</u>	<u>592,430</u>

14. Fixed asset investments

	Listed investments £	Fixed asset investments £	Total £
<b>Cost or valuation</b>			
At 1 April 2020	2,208,225	30	2,208,255
Additions	61,000	-	61,000
Disposals	(55,698)	-	(55,698)
Revaluations	276,608	-	276,608
At 31 March 2021	<u>2,490,135</u>	<u>30</u>	<u>2,490,165</u>

Fixed asset investments consist of 6,820 £1 Ordinary Shares in Helpcard Holdings Ltd which have been written down to £Nil from the historical cost of £10,506 and £30 Government Securities shown at cost.

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THE DOCKLAND SETTLEMENTS 2021

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

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15. Debtors

	2021 £	2020 £
<b>Due within one year</b>		
Trade debtors	67	127
Other debtors	3,915	23,637
Prepayments and accrued income	31,999	-
	<u>35,981</u>	<u>23,764</u>

16. Creditors: Amounts falling due within one year

	2021 £	2020 £
Trade creditors	5,247	17,492
Other taxation and social security	9,599	22,480
Other creditors	2,033	1,928
Accruals and deferred income	20,907	10,070
	<u>37,786</u>	<u>51,970</u>

THE DOCKLAND SETTLEMENTS 2021

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

17. Statement of funds

Statement of funds - current year

	Balance at 1 April 2020 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2021 £
<b>Unrestricted funds</b>						
<b>Designated funds</b>						
Fixed Asset Fund	-	-	-	235,657	-	235,657
Future Capital Investment Fund	-	-	-	1,890,000	-	1,890,000
Arches Project Fund	-	-	-	150,000	-	150,000
Minibuses for Playcare Fund	-	-	-	37,500	-	37,500
Community Vehicle Fund	-	-	-	5,000	-	5,000
Covid Contingency Fund	-	-	-	100,000	-	100,000
Building Fund	-	-	-	200,000	-	200,000
	-	-	-	2,618,157	-	2,618,157
<b>General funds</b>						
General Fund	2,264	638,328	(578,338)	(292,500)	276,608	46,362
Fixed Asset Fund	249,274	800	(14,417)	(235,657)	-	-
Future Capital Investment Fund	1,890,000	-	-	(1,890,000)	-	-
Building Fund	200,000	-	-	(200,000)	-	-
	2,341,538	639,128	(592,755)	(2,618,157)	276,608	46,362
<b>Total Unrestricted funds</b>	2,341,538	639,128	(592,755)	-	276,608	2,664,519
<b>Endowment funds</b>						

THE DOCKLAND SETTLEMENTS 2021

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

17. Statement of funds (continued)

Statement of funds - current year (continued)

	Balance at 1 April 2020 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2021 £
Stanley Spooner Will Trust Fund	300,000	-	-	-	-	300,000
<b>Restricted funds</b>						
Stratford Building Improvement Fund	135,248	-	(4,121)	-	-	131,127
Minibus	7,909	-	(7,909)	-	-	-
Arches Redevelopment Fund	41,604	-	-	-	-	41,604
Art for All	983	-	(100)	-	-	883
One Housing	2,002	-	(2,002)	-	-	-
The Hedley Foundation	1,150	-	-	-	-	1,150
Lyle's Local Fund - line dancing	760	-	-	-	-	760
Canary Wharf	1,500	-	(124)	-	-	1,376
Docklands Old Boys Project	3,000	-	-	-	-	3,000
Empowering Communities Zumba	-	2,500	-	-	-	2,500
Foodbank Fund	-	85,585	(85,585)	-	-	-
Help Homeless	-	250	(250)	-	-	-
Culture Seeds	-	4,410	(4,410)	-	-	-
Cleaner Greener Safer	-	3,360	(3,360)	-	-	-
Positive Futures Fund	-	6,400	(6,400)	-	-	-
Project Development Worker	-	4,000	(4,000)	-	-	-
Community workshops	-	10,000	(10,000)	-	-	-

THE DOCKLAND SETTLEMENTS 2021

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

17. Statement of funds (continued)

Statement of funds - current year (continued)

	Balance at 1 April 2020 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2021 £
	194,156	116,505	(128,261)	-	-	182,400
<b>Total of funds</b>	<b>2,835,694</b>	<b>755,633</b>	<b>(721,016)</b>	<b>-</b>	<b>276,608</b>	<b>3,146,919</b>

Statement of funds - prior year

	Balance at 1 April 2019 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2020 £
<b>Unrestricted funds</b>						
General Fund	140,556	673,140	(759,232)	99,653	(151,853)	2,264
Fixed Asset Fund	253,100	10,001	(24,174)	10,347	-	249,274
Future Capital Investment Fund	2,000,000	-	-	(110,000)	-	1,890,000
Building Fund	200,000	-	-	-	-	200,000
	<b>2,593,656</b>	<b>683,141</b>	<b>(783,406)</b>	<b>-</b>	<b>(151,853)</b>	<b>2,341,538</b>

**Endowment funds**

Stanley Spooner Will Trust Fund	300,000	-	-	-	-	300,000
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**Restricted funds**

Stratford Building Improvement Fund	138,853	-	(3,605)	-	-	135,248
Minibus	15,817	1	(7,909)	-	-	7,909
Arches Redevelopment Fund	41,989	-	(385)	-	-	41,604

THE DOCKLAND SETTLEMENTS 2021

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

17. Statement of funds (continued)

Statement of funds - prior year (continued)

	<i>Balance at 1 April 2019</i> £	<i>Income</i> £	<i>Expenditure</i> £	<i>Transfers in/out</i> £	<i>Gains/ (Losses)</i> £	<i>Balance at 31 March 2020</i> £
Parent and Baby activities	782	-	(782)	-	-	-
Art for All Project	2,783	-	(1,800)	-	-	983
Development Work	5,000	5,000	(10,000)	-	-	-
One Housing	-	7,700	(5,698)	-	-	2,002
The Headley Foundation	-	4,150	(3,000)	-	-	1,150
Lyle's Local Fund - line dancing	-	2,500	(1,740)	-	-	760
Canary Wharf	-	1,500	-	-	-	1,500
Docklands Old Boys Project	-	3,000	-	-	-	3,000
	<u>205,224</u>	<u>23,851</u>	<u>(34,919)</u>	<u>-</u>	<u>-</u>	<u>194,156</u>
<b>Total of funds</b>	<u><u>3,098,880</u></u>	<u><u>23,851</u></u>	<u><u>(818,325)</u></u>	<u><u>-</u></u>	<u><u>(151,853)</u></u>	<u><u>2,835,694</u></u>

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## THE DOCKLAND SETTLEMENTS 2021

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

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#### 17. Statement of funds (continued)

Fixed Asset Fund represents the net book value of all unrestricted fixed assets held by the Charity. In the current year, the Trustees have determined this should be classified as a designated fund.

Future Capital Investment Fund is set aside for investment in at least one new centre using the establishment of the Rotherhithe development as a blueprint. In the current year, the Trustees have determined this should be classified as a designated fund.

Arches Redevelopment Fund is for the purpose of redeveloping the Arches site, including monies provided for a feasibility study.

Minibuses for Playcare Fund represents funds set aside for the purchase of 3 new minibuses to help in the operation of the playcare centres.

Community Vehicle Fund represents funds set aside for the purchase of a minibus or similar vehicle to help in operation of the Food Bank and other community projects.

The Covid Contingency Fund represents funds that have been set aside for wages, the food bank or emergencies as a result of any Covid restrictions.

The Building Fund represents the value of the lease premium paid on the building. In the current year, the Trustees have determined this should be classified as a designated fund.

The Stanley Spooner Will Trust Fund is an endowment fund in that the Charity has the use of £300,000 to be invested without risk of capital diminution and then to use the derived income as unrestricted funds.

Minibus Fund represents the restricted portion of the net book value of two vehicles purchased during 2018. Monies have been provided by two grant funders, with the remainder of the value of the vehicles being purchased from general funds.

Stratford Building Improvements Fund is for the purposes of improving the building at the Charity's Stratford site.

The Hedley Foundation (Rotherhithe) - Free football program for local disadvantaged children aged 4-8 years. In total, we received 40 weeks' worth of funding, of which we now have 20 weeks left.

Art for All (Rotherhithe) - Art classes for local adults aged 18 years and older.

Line Dancing (Stratford) - Line Dancing sessions for anyone over 50 years of age, living in the local area.

East End Community Foundation - Funding is for the Docklands Old Boys Project.

Canary Wharf and One Housing - Funding for street dance classes, Boxercise sessions and Tai Chi sessions for both adults and children.

**THE DOCKLAND SETTLEMENTS 2021**

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

**18. Summary of funds**

**Summary of funds - current year**

	Balance at 1 April 2020 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2021 £
Designated funds	-	-	-	2,618,157	-	2,618,157
General funds	2,341,538	639,128	(592,755)	(2,618,157)	276,608	46,362
Endowment funds	300,000	-	-	-	-	300,000
Restricted funds	194,156	116,505	(128,261)	-	-	182,400
	<u>2,835,694</u>	<u>755,633</u>	<u>(721,016)</u>	<u>-</u>	<u>276,608</u>	<u>3,146,919</u>

**Summary of funds - prior year**

	Balance at 1 April 2019 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2020 £
General funds	2,593,656	683,141	(783,406)	-	(151,853)	2,341,538
Endowment funds	300,000	-	-	-	-	300,000
Restricted funds	205,224	23,851	(34,919)	-	-	194,156
	<u>3,098,880</u>	<u>706,992</u>	<u>(818,325)</u>	<u>-</u>	<u>(151,853)</u>	<u>2,835,694</u>

**19. Analysis of net assets between funds**

**Analysis of net assets between funds - current year**

	Unrestricted funds 2021 £	Restricted funds 2021 £	Endowment funds 2021 £	Total funds 2021 £
Tangible fixed assets	434,857	131,127	-	565,984
Fixed asset investments	2,190,165	-	300,000	2,490,165
Current assets	77,283	51,273	-	128,556
Creditors due within one year	(37,786)	-	-	(37,786)
<b>Total</b>	<u>2,664,519</u>	<u>182,400</u>	<u>300,000</u>	<u>3,146,919</u>

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THE DOCKLAND SETTLEMENTS 2021

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

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19. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior year

	<i>Unrestricted funds 2020 £</i>	<i>Restricted funds 2020 £</i>	<i>Endowment funds 2020 £</i>	<i>Total funds 2020 £</i>
Tangible fixed assets	449,274	143,156	-	592,430
Fixed asset investments	1,908,255	-	300,000	2,208,255
Current assets	35,979	51,000	-	86,979
Creditors due within one year	(51,970)	-	-	(51,970)
<b>Total</b>	<b>2,341,538</b>	<b>194,156</b>	<b>300,000</b>	<b>2,835,694</b>

20. Related party transactions

During the year, the Charity employed one of the CEO's children, who received total remuneration of £30,863 gross pay (2020 - £30,638) and employer's national insurance of £3,047 (2020 - £3,037). The employment contract and salary rates are part of the normal course of the Charity's operations and have been carried out on an arm's length basis.

21. COVID-19

The restrictions imposed on organisations following the COVID-19 outbreak has affected the Charity in that a number of the Charity's income producing activities had to cease for significant periods of the year. However, it is envisaged that post balance sheet date there will be less impact on the charities operations and the Trustees believe that the Charity has sufficient reserves to carry on providing services to local people for the foreseeable future.

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**THE DOCKLAND SETTLEMENTS 2021**

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

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**22. Reconciliation of net movement in funds to net cash flow from operating activities**

	2021 £	2020 £
Net income/expenditure for the year (as per Statement of Financial Activities)	311,225	(263,186)
<b>Adjustments for:</b>		
Depreciation charges	26,447	35,688
(Gains)/losses on investments	(276,608)	151,853
Interest received	(61,004)	(77,893)
Interest paid	-	4,658
(Increase)/decrease in debtors	(12,217)	14,208
(Decrease)/increase in creditors	(14,184)	15,406
<b>Net cash used in operating activities</b>	<b>(26,341)</b>	<b>(119,266)</b>

**23. Analysis of cash and cash equivalents**

	2021 £	2020 £
Cash in hand	92,575	63,215

**24. Analysis of changes in net debt**

	At 1 April 2020 £	Cash flows £	At 31 March 2021 £
Cash at bank and in hand	63,215	29,360	92,575

THE DOCKLAND SETTLEMENTS 2021

INCOME AND EXPENDITURE ACCOUNT  
FOR THE YEAR ENDED 31 MARCH 2021

	2021 £	2021 £	2020 £	2020 £
<b>Income</b>				
Donations	34,688		8,070	
Grants	177,442		74,601	
Donated services and facilities	5,075		41,591	
Fundraising events	4,202		64,734	
Deposit account interest	4		7	
Investment income	61,000		77,886	
		282,411		266,889
<b>Gains/(Losses) on investments</b>				
Realised gains/(losses) on fixed asset investments	276,608		(151,853)	
		276,608		(151,853)
<b>Gross income in the reporting period</b>		559,019		115,036
<b>Expenditure</b>				
<b>Raising donations and legacies</b>				
Cost of fundraising activities	999		38,710	
		999		38,710
<b>Charitable activities</b>				
Wages	524,341		502,554	
Social security	34,099		31,319	
Pensions	9,218		7,456	
Rates and water	7,597		8,216	
Insurance	11,989		19,150	
Light and heat	18,792		22,003	
Telephone	4,232		7,566	
Postage & stationery	2,131		3,184	
Advertising	-		326	
Sundries	8,869		3,368	
Repairs & maintenance	12,300		30,097	
Motor & travel	5,522		6,797	
Office & general expenses	7,062		1,947	
Sport & activity costs	21,006		26,752	
Cleaning	834		2,939	
Travelling	362		348	
Playscheme costs	1,222		8,950	
Security costs	939		1,735	

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THE DOCKLAND SETTLEMENTS 2021

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INCOME AND EXPENDITURE ACCOUNT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2021

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	2021 £	2021 £	2020 £	2020 £
Recruitment & training	724		302	
Donations	-		250	
Consultancy fees	14,384		45,176	
Freehold property	14,417		14,418	
Fixtures & fittings	4,121		4,122	
Motor vehicles	7,908		17,148	
Interest paid	-		4,658	
		712,069		770,781
<b>Support costs</b>				
Bank charges	1,420		2,601	
Auditor's remuneration	6,218		5,718	
Accountancy & legal fees	310		515	
		7,948		8,834
<b>Total expenditure</b>		<b>721,016</b>		<b>818,325</b>

The notes on pages 17 to 36 form part of these financial statements.