

REGISTERED COMPANY NUMBER: 202349 (England and Wales)  
REGISTERED CHARITY NUMBER: 306025

**REPORT OF THE TRUSTEES AND**  
**FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2015**  
**FOR**  
**THE DOCKLAND SETTLEMENTS**  
**(A COMPANY LIMITED BY GUARANTEE)**

Hewitt Warin Ltd  
Chartered Accountants and Statutory Auditors  
Harlow Enterprise Hub  
Edinburgh Way  
Harlow  
Essex  
CM20 2NQ

WEDNESDAY



A30 23/12/2015 #120  
COMPANIES HOUSE

**THE DOCKLAND SETTLEMENTS**  
**(A COMPANY LIMITED BY GUARANTEE)**

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**for the Year Ended 31 March 2015**

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**THE DOCKLAND SETTLEMENTS**  
**(A COMPANY LIMITED BY GUARANTEE)**

**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 March 2015**

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2015. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' issued in March 2005.

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Company number**  
202349 (England and Wales)

**Registered Charity number**  
306025

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

**Trustees**

N Meyer  
M Horn  
R Hutchons  
A Stead FCA  
G Willimott  
M B Boydell FCA  
T Cunningham  
M Young  
L Spencer  
C Fahndrich

- appointed 1.4.14

**Company Secretary**  
M B Boydell FCA

**Auditors**

Hewitt Warin Ltd  
Chartered Accountants and Statutory Auditors  
Harlow Enterprise Hub  
Edinburgh Way  
Harlow  
Essex  
CM20 2NQ

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

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

**Risk management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

**FINANCIAL REVIEW**

**Reserves policy**

The trustees have set themselves a target of having six months running cost of unrestricted reserves available. This prudent provision has not been achieved this year but the trustees hope to achieve this goal over the next few years.

**THE DOCKLAND SETTLEMENTS**  
**(A COMPANY LIMITED BY GUARANTEE)**

**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 March 2015**

**Rotherhithe**

This year has seen the opening of the Rotherhithe Centre, unfortunately, it was very behind schedule and for that reason many of our confirmed groups looked elsewhere.

We opened for business in January 2015 and during the past months have increased the programme of activities to almost full capacity, the 3G football pitch has been very popular and is a major factor in increased income.

We have two resident Gymnastic clubs with over 500 children on a waiting list and a youth provision three times a week run by London Borough of Southwark.

We also secured 65k in S106 funding from London Borough of Southwark which enabled us to 'kit out' the Centre with much needed and essential equipment and furniture.

**Stratford**

There is still a lot of uncertainty around the Carpenters Estate and the prospect of yet another Masterplan.

The Carpenters and Dockland hold a 24 year lease on the property and negotiations will be ongoing to secure premises elsewhere but also to remain on the estate. The upper floor of the building is occupied by tenants of local business's including London Borough of Newham and this provides an unrestricted monthly income.

The Carpenters and Dockland Centre secured a large grant of 48k from the Football Foundation which enabled us to address much needed roof repairs, refurbish the existing changing rooms and toilets but most importantly it enabled us to create a new children toilet block in a unused space in the play area, this then allowed sports groups to use the facilities, toilets and showers whilst the children were still on site.

The childcare received a GOOD from a recent OFSTED report and it continues to thrive and increase numbers, the staff have all undergone training in First Aid, Safeguarding, Health & Safety and Fire Marshalling.

**Isle of Dogs**

Dockland Settlement still maintains a presence on the Isle of Dogs through their play care facility 'Park View Play.' This provision caters for the children attending the local FREE school Canary Wharf College which is the establishment that Dockland Settlement sold 197 East Ferry Road, our old community Centre to.

The play care provision is focused on ensuring children get to play outside and for that reason the activities are organized around an all-weather programme.

As pupil numbers increase at Canary Wharf College so do the numbers in the play provision and for that reason a new site or an innovative way of using more land surrounding the current site needs to be addressed.

**Headquarters**

We continue to be allocated London Marathon places which attracts £1,250 per runner. Again this is unrestricted funding that can be used throughout the charity.

The funds created from the sale of 197 East Ferry Road still remain in investments managed by Vestra Wealth. This will continue until such a time as another property or land has been identified in order to open another Centre.

**Governance**

The Board of Trustees met earlier in the year to look at putting together a three year strategy, this was achieved and is closely monitored at their Governing Body meetings to ensure the charity stays on track.

**Conclusion**

Overall it has been a good year for The Dockland Settlement with the grand opening by our President The Lord Cadogan of our new Centre in Rotherhithe, tighter controls on financial systems and the introduction of an apprentice scheme which enables young people to learn 'on the job'. The Dockland Settlements has a secure financial footing and will look to expand to a third Community Centre when the right opportunity is found. We will continue to seek much needed project funding for both our Centre's and also our childcare provisions as well as initiating new and innovative projects that will take us into the New Year.

**THE DOCKLANDS SETTLEMENTS**  
**(A COMPANY LIMITED BY GUARANTEE)**

**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 March 2015**

**STATEMENT OF TRUSTEES RESPONSIBILITIES**

The trustees (who are also the directors of The Docklands Settlements ( A Company Limited by Guarantee) for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law 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 charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.


In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

**AUDITORS**

The auditors, Hewitt Warin Ltd, will be proposed for re-appointment at the forthcoming Annual General Meeting.

Approved by order of the board of trustees on 9 December 2015 and signed on its behalf by:

  
.....  
M Horn - Trustee

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF  
THE DOCKLANDS SETTLEMENTS  
(A COMPANY LIMITED BY GUARANTEE)**

We have audited the financial statements of The Docklands Settlements (A Company Limited by Guarantee) for the year ended 31 March 2015 on pages six to twelve. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (effective April 2008) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

**Respective responsibilities of trustees and auditors**

As explained more fully in the Statement of Trustees Responsibilities set out on page two, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

**Scope of the audit of the financial statements**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the charitable company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the trustees; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Report of the Trustees to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

**Opinion on financial statements**

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2015 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

**Opinion on other matter prescribed by the Companies Act 2006**

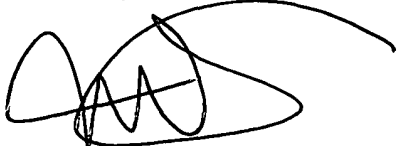
In our opinion the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF  
THE DOCKLAND SETTLEMENTS  
(A COMPANY LIMITED BY GUARANTEE)**

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

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Trustees.



Jeffrey Warin BSc ACA (Senior Statutory Auditor)  
for and on behalf of Hewitt Warin Ltd  
Chartered Accountants and Statutory Auditors  
Harlow Enterprise Hub  
Edinburgh Way  
Harlow  
Essex  
CM20 2NQ

Date: 18<sup>th</sup> December 2015

**THE DOCKLAND SETTLEMENTS**  
**(A COMPANY LIMITED BY GUARANTEE)**

**STATEMENT OF FINANCIAL ACTIVITIES**  
**for the Year Ended 31 March 2015**

	Notes	Unrestricted funds £	Restricted funds £	Endowment fund £	31.3.15 Total funds £	31.3.14 Total funds £
<b>INCOMING RESOURCES</b>						
<b>Incoming resources from generated funds</b>						
Voluntary income	2	189,308	-	-	189,308	45,188
Activities for generating funds	3	195,089	-	-	195,089	147,428
Investment income	4	160,310	-	-	160,310	142,141
<b>Other incoming resources</b>		-	-	-	-	2,869,655
<b>Total incoming resources</b>		544,707	-	-	544,707	3,204,412
<b>RESOURCES EXPENDED</b>						
<b>Costs of generating funds</b>						
Costs of generating voluntary income	5	13,645	-	-	13,645	13,965
<b>Charitable activities</b>	6					
Running community centre		511,295	8,571	-	519,866	436,036
<b>Governance costs</b>	8	5,580	-	-	5,580	5,997
<b>Total resources expended</b>		530,520	8,571	-	539,091	455,998
<b>NET INCOMING/(OUTGOING) RESOURCES</b>		14,187	(8,571)	-	5,616	2,748,414
<b>Other recognised gains/losses</b>						
Gains/losses on investment assets		97,589	-	-	97,589	40,637
<b>Net movement in funds</b>		111,776	(8,571)	-	103,205	2,789,051
<b>RECONCILIATION OF FUNDS</b>						
<b>Total funds brought forward</b>		2,440,931	407,191	311,734	3,159,856	370,805
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u>2,552,707</u>	<u>398,620</u>	<u>311,734</u>	<u>3,263,061</u>	<u>3,159,856</u>

The notes form part of these financial statements



**THE DOCKLANDS SETTLEMENTS**  
**(A COMPANY LIMITED BY GUARANTEE)**

**BALANCE SHEET**  
**At 31 March 2015**

	Notes	Unrestricted funds £	Restricted funds £	Endowment fund £	31.3.15 Total funds £	31.3.14 Total funds £
<b>FIXED ASSETS</b>						
Tangible assets	12	277,714	398,620	-	676,334	593,919
Investments	13	<u>30</u>	<u>-</u>	<u>-</u>	<u>30</u>	<u>30</u>
		277,744	398,620	-	676,364	593,949
<b>CURRENT ASSETS</b>						
Debtors	14	38,786	-	-	38,786	9,217
Cash at bank and in hand		<u>2,254,750</u>	<u>-</u>	<u>311,734</u>	<u>2,566,484</u>	<u>2,605,569</u>
		2,293,536	-	311,734	2,605,270	2,614,786
<b>CREDITORS</b>						
Amounts falling due within one year	15	<u>(18,573)</u>	<u>-</u>	<u>-</u>	<u>(18,573)</u>	<u>(48,879)</u>
<b>NET CURRENT ASSETS</b>		<u>2,274,963</u>	<u>-</u>	<u>311,734</u>	<u>2,586,697</u>	<u>2,565,907</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>2,552,707</u>	<u>398,620</u>	<u>311,734</u>	<u>3,263,061</u>	<u>3,159,856</u>
<b>NET ASSETS</b>		<u><u>2,552,707</u></u>	<u><u>398,620</u></u>	<u><u>311,734</u></u>	<u><u>3,263,061</u></u>	<u><u>3,159,856</u></u>
<b>FUNDS</b>	16					
Unrestricted funds					2,552,707	2,440,931
Restricted funds					398,620	407,191
Endowment funds					<u>311,734</u>	<u>311,734</u>
<b>TOTAL FUNDS</b>					<u><u>3,263,061</u></u>	<u><u>3,159,856</u></u>

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small charitable companies and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

The financial statements were approved by the Board of Trustees on 9 December 2015 and were signed on its behalf by:

A Stead  
A Stead FCA -Trustee

The notes form part of these financial statements

**THE DOCKLANDS SETTLEMENTS**  
**(A COMPANY LIMITED BY GUARANTEE)**

**Notes to the Financial Statements**  
**for the Year Ended 31 March 2015**

**1. ACCOUNTING POLICIES**

**Accounting convention**

The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), the Companies Act 2006 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities.

**Incoming resources**

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

**Resources expended**

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the 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.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- 2% on cost
Short leasehold	- in accordance with the property
Fixtures and fittings	- at variable rates on reducing balance
Motor vehicles	- 25% on cost

**Taxation**

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

**Fund accounting**

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

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

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

**THE DOCKLAND SETTLEMENTS**  
**(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**for the Year Ended 31 March 2015**

**2. VOLUNTARY INCOME**

	31.3.15	31.3.14
	£	£
Donations	40,447	1,589
Gift aid	181	2,937
Grants	<u>148,680</u>	<u>40,662</u>
	<u>189,308</u>	<u>45,188</u>

Grants received, included in the above, are as follows:

	31.3.15	31.3.14
	£	£
The Worshipful Company of Carpenters	24,850	25,000
LB Tower Hamlets	-	400
Hubbard Will Trust	-	374
Children in Need	10,000	10,000
Newham Council	-	848
Augustine Courtauld Trust	-	500
Sporting Equals	-	350
East End Community Foundation	-	750
East End Homes	-	200
19 Lubricators	-	400
Zurich Community Trust	-	1,840
Football Foundation	48,000	-
Southwark Council	65,000	-
London Sport Ltd	480	-
Wates Group	<u>350</u>	<u>-</u>
	<u>148,680</u>	<u>40,662</u>

**3. ACTIVITIES FOR GENERATING FUNDS**

	31.3.15	31.3.14
	£	£
Fundraising events	33,932	36,856
Playscheme income	161,157	109,073
Sundry income	<u>-</u>	<u>1,499</u>
	<u>195,089</u>	<u>147,428</u>

**4. INVESTMENT INCOME**

	31.3.15	31.3.14
	£	£
Rents received	78,217	71,612
Deposit account interest	<u>82,093</u>	<u>70,529</u>
	<u>160,310</u>	<u>142,141</u>

**THE DOCKLAND SETTLEMENTS**  
**(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**for the Year Ended 31 March 2015**

**5. COSTS OF GENERATING VOLUNTARY INCOME**

	31.3.15	31.3.14
	£	£
Cost of Fundraising Activities	<u>13,645</u>	<u>13,965</u>

**6. CHARITABLE ACTIVITIES COSTS**

	Direct costs	Support costs (See note 7)	Totals
	£	£	£
Running community centre	<u>518,287</u>	<u>1,579</u>	<u>519,866</u>

**7. SUPPORT COSTS**

	Finance
	£
Running community centre	<u>1,579</u>

**8. GOVERNANCE COSTS**

	31.3.15	31.3.14
	£	£
Accountancy	5,580	5,625
Legal fees	<u>-</u>	<u>372</u>
	<u>5,580</u>	<u>5,997</u>

**9. NET INCOMING/(OUTGOING) RESOURCES**

Net resources are stated after charging/(crediting):

	31.3.15	31.3.14
	£	£
Depreciation - owned assets	44,324	32,872
Surplus on disposal of fixed asset	<u>-</u>	<u>(2,869,655)</u>

**10. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 March 2015 nor for the year ended 31 March 2014.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 March 2015 nor for the year ended 31 March 2014.

**THE DOCKLAND SETTLEMENTS**  
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**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**for the Year Ended 31 March 2015**

**11. STAFF COSTS**

	31.3.15	31.3.14
	£	£
Wages and salaries	335,750	286,583
Social security costs	<u>20,995</u>	<u>22,565</u>
	<u>356,745</u>	<u>309,148</u>

The average monthly number of employees during the year was as follows:

31.3.15	31.3.14
<u>16</u>	<u>19</u>

No employees received emoluments in excess of £60,000.

**12. TANGIBLE FIXED ASSETS**

	Land and buildings £	Plant and machinery etc £	Totals £
<b>COST</b>			
At 1 April 2014	826,354	190,858	1,017,212
Additions	<u>81,738</u>	<u>45,001</u>	<u>126,739</u>
At 31 March 2015	<u>908,092</u>	<u>235,859</u>	<u>1,143,951</u>
<b>DEPRECIATION</b>			
At 1 April 2014	254,599	168,694	423,293
Charge for year	<u>23,048</u>	<u>21,276</u>	<u>44,324</u>
At 31 March 2015	<u>277,647</u>	<u>189,970</u>	<u>467,617</u>
<b>NET BOOK VALUE</b>			
At 31 March 2015	<u>630,445</u>	<u>45,889</u>	<u>676,334</u>
At 31 March 2014	<u>571,755</u>	<u>22,164</u>	<u>593,919</u>

**13. FIXED ASSET INVESTMENTS**

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

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

	31.3.15	31.3.14
	£	£
Trade debtors	2,433	2,941
Other debtors	<u>36,353</u>	<u>6,276</u>
	<u>38,786</u>	<u>9,217</u>

**THE DOCKLAND SETTLEMENTS**  
**(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**for the Year Ended 31 March 2015**

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

	31.3.15	31.3.14
	£	£
Taxation and social security	12,785	10,811
Other creditors	<u>5,788</u>	<u>38,068</u>
	<u>18,573</u>	<u>48,879</u>

**16. MOVEMENT IN FUNDS**

	At 1.4.14	Net movement in funds	At 31.3.15
	£	£	£
<b>Unrestricted funds</b>			
General fund	431,013	111,776	542,789
Future capital investment fund	2,000,000	-	2,000,000
Designated fund	<u>9,918</u>	<u>-</u>	<u>9,918</u>
	2,440,931	111,776	2,552,707
<b>Restricted funds</b>			
Newham Building	156,860	(8,571)	148,289
Arches Refurbishment	4,610	-	4,610
Arches Refurbishment (LMCT)	13,847	-	13,847
Rebuild Scheme	31,874	-	31,874
Rotherhithe building	<u>200,000</u>	<u>-</u>	<u>200,000</u>
	407,191	(8,571)	398,620
<b>Endowment funds</b>			
Stanley Spooner Will Trust Fund	311,734	-	311,734
	<u>3,159,856</u>	<u>103,205</u>	<u>3,263,061</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	544,707	(530,520)	97,589	111,776
<b>Restricted funds</b>				
Newham Building	-	(8,571)	-	(8,571)
	<u>544,707</u>	<u>(539,091)</u>	<u>97,589</u>	<u>103,205</u>