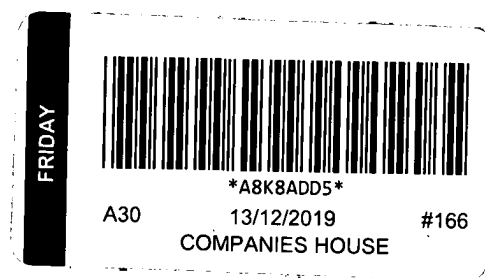


REGISTERED COMPANY NUMBER: 202349 (England and Wales)  
REGISTERED CHARITY NUMBER: 306025

**REPORT OF THE TRUSTEES AND  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019  
FOR**

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



Brindley Millen Ltd  
Chartered Accountants and Statutory Auditors  
167 Turners Hill  
Cheshunt  
Hertfordshire  
EN8 9BH

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

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**for the Year Ended 31 March 2019**

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

**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 March 2019**

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 2019. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015).

**OBJECTIVES AND ACTIVITIES**

**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 the said community centres without distinction of sex or race or of political religious or other opinions
- 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.

**ACHIEVEMENT AND PERFORMANCE**

**Charitable activities**

**Headquarters**

The Golf day remains a popular event and attracts around 80 golfers a year, we average around £14K surplus and will continue to hold this event annually.

The London Marathon this year attracted 13 runners and raised around £39K the same amount of runners again next year.

**Rotherhithe**

The Centre continues to attract a multitude of sports and leisure activities, problems with the 3G football pitch continue but a solution has now been resolved and so the usage should increase.

The café has now been taken over by a group supporting young adults with learning difficulties and it has become very popular with the local residents.

Preliminary work continues on the cabin thanks to the support of Alan Camp Associates.

Next year will see a major fundraising effort to support the construction of the cabin.

**Stratford**

The uncertainty on the redevelopment of the Carpenters Estate continues, although an increase in meetings and walkabouts with LBN Officers gives us more confidence that the charity will be necessary to support the new homes that are scheduled to be built.

The childcare goes from strength to strength and most afternoons will see around 50 children attending from 4 local schools.

Staffing has increased to cater for the children and a more varied programme of activities is now in place.

The Homeless continue to use the centre each morning for showers, hot drinks and food; we average around 35 per morning, again the Centre will open for the two weeks over Christmas to support the homeless with over 100 volunteers expected to attend.

New weekly groups (that include Tea Dance, Ballroom, Bounce and Baby sensory) are attracting around 150 new members.

**Isle of Dogs**

The charity is very excited as we get closer to signing a lease for the new Centre on the Isle of Dogs. Work on the programme is ongoing but it already looks full, offering a variety of sports, leisure and social groups.

The local community support the return of the Dockland Settlement and we believe the centre will go from strength to strength and fill a huge gap that has been missing since we left.

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

**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 March 2019**

**Arches**

After such a long time with great support from Canary Wharf Contractors we are ready to go out to tender for refurbishing the arches.

We still need to finalise the proposed partnership arrangement with Island Sports Trust but we now have two of our Trustees on board to assist with this.

Application has gone to the Business rates authority to remove the arches from the rating list as it is not habitable and therefore rates should not be applied. We await their decision.

During the year the following significant community projects were also carried out :

Obtained an Equipment Grant of £10,000 from East End Community Foundation for a new Community Centre at Calder's Wharf on the Isle of Dogs

Secured Funding to support an Art group at the Rotherhithe Community Centre

Established an Homeless Support Project adjacent to the Stratford Centre in the Christmas period

Received support from Sainsbury for refurbishment of the Stratford Community Centre

Arranged a daily food bank at Stratford Community Centre supported by Marks & Spencer's

Arranged funding for various projects at the Community Centres including football for girls, disabled adults and children

Arranged funding for a cultural Black History project for one month at Rotherhithe Community Centre

Arranged a grant for a Mayflower anniversary history event at Rotherhithe Community Centre

Arranged a funding for Ballroom Dancing courses for the elderly at Stratford Community Centre

**FINANCIAL REVIEW**

**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 2019 was £690,628 which is less than the Charity's expenditure of £756,457 in managing and running the 3 locations at Stratford, Isle of Dogs and Rotherhithe London.

The shortfall in income this year is compounded by a decrease in the value of the low risk investments of £7,393.

There is a final deficit posted for the year of £73,222.

**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.

**FUTURE PLANS**

Plans for the upcoming financial year include:

- Fundraising to support the Community Development Worker for another year
- Dockland Settlement Re-union on the Isle of Dogs
- Fundraising for the cabin at Rotherhithe
- Fundraising for grants to support grass roots projects

**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.

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

**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 March 2019**

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**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 focussed manner, encouraging diversity within the board and appointments based on merit.

A declaration of eligibility supports any appointment to the board.

**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

P Elson

**Company Secretary**

M B Boydell FCA

**Auditors**

Brindley Millen Ltd

Chartered Accountants and Statutory Auditors

167 Turners Hill

Cheshunt

Hertfordshire

EN8 9BH

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

**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 March 2019**

**STATEMENT OF TRUSTEES RESPONSIBILITIES**

The trustees (who are also the directors of The Dockland 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, Brindley Millen Ltd, will be proposed for re-appointment at the forthcoming Annual General Meeting.

**Dec 10, 2019**

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

Mark Horn  
Mark Horn (Dec 10, 2019) .....  
M Horn - Trustee

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

**Opinion**

We have audited the financial statements of The Dockland Settlements (A Company Limited by Guarantee) (the 'charitable company') for the year ended 31 March 2019 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, 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 (United Kingdom Generally Accepted Accounting Practice).

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 2019 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; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

**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 charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC'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**

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charitable company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

**Other information**

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our Report of the Independent Auditors thereon.

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.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

**Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- 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; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

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

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

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 take advantage of the small companies exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Trustees.

**Responsibilities of trustees**

As explained more fully in the Statement of Trustees Responsibilities, 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, 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.

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

**Responsibilities of trustees**

In preparing the financial statements, the trustees are responsible for assessing the charitable company'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 charitable company or to cease operations, or have no realistic alternative but to do so.

**Our responsibilities for the audit of the financial statements**

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 a Report of the Independent Auditors 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.

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 Report of the Independent Auditors.

**Use of our report**

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.

*mwbrindley*  
mwbrindley (Dec 12, 2019)

Maurice William Brindley BSc FCA (Senior Statutory Auditor)  
for and on behalf of Brindley Millen Ltd  
Chartered Accountants and Statutory Auditors  
167 Turners Hill  
Cheshunt  
Hertfordshire  
EN8 9BH

Date: **Dec 12, 2019**  
.....



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

**STATEMENT OF FINANCIAL ACTIVITIES**  
**for the Year Ended 31 March 2019**

	Notes	Unrestricted funds £	Restricted funds £	Endowment fund £	31.3.19 Total funds £	31.3.18 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>						
Donations and legacies	2	75,075	25,326	-	100,401	120,640
Other trading activities	3	265,491	-	-	265,491	224,552
Investment income	4	324,736	-	-	324,736	307,461
Other income		-	-	-	-	12,349
<b>Total</b>		<b>665,302</b>	<b>25,326</b>	<b>-</b>	<b>690,628</b>	<b>665,002</b>
<b>EXPENDITURE ON</b>						
Raising funds	5	24,222	-	-	24,222	20,805
Charitable activities	6					
Running community centre		700,538	31,697	-	732,235	723,282
<b>Total</b>		<b>724,760</b>	<b>31,697</b>	<b>-</b>	<b>756,457</b>	<b>744,087</b>
Net gains/(losses) on investments		(7,393)	-	-	(7,393)	(17,888)
<b>NET INCOME/(EXPENDITURE)</b>		<b>(66,851)</b>	<b>(6,371)</b>	<b>-</b>	<b>(73,222)</b>	<b>(96,973)</b>
Transfers between funds	18	(1,355)	1,355	-	-	-
<b>Net movement in funds</b>		<b>(68,206)</b>	<b>(5,016)</b>	<b>-</b>	<b>(73,222)</b>	<b>(96,973)</b>
<b>RECONCILIATION OF FUNDS</b>						
<b>Total funds brought forward</b>		<b>2,661,861</b>	<b>210,241</b>	<b>300,000</b>	<b>3,172,102</b>	<b>3,269,075</b>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>2,593,655</b>	<b>205,225</b>	<b>300,000</b>	<b>3,098,880</b>	<b>3,172,102</b>

The notes form part of these financial statements

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

**BALANCE SHEET**  
**At 31 March 2019**

	Notes	Unrestricted funds £	Restricted funds £	Endowment fund £	31.3.19 Total funds £	31.3.18 Total funds £
<b>FIXED ASSETS</b>						
Tangible assets	13	453,100	154,670	-	607,770	650,057
Investments	14	30	-	-	30	30
		<u>453,130</u>	<u>154,670</u>	<u>-</u>	<u>607,800</u>	<u>650,087</u>
<b>CURRENT ASSETS</b>						
Debtors	15	37,972	-	-	37,972	41,599
Investments	16	1,980,270	41,989	300,000	2,322,259	2,454,085
Cash at bank and in hand		<u>158,848</u>	<u>8,565</u>	<u>-</u>	<u>167,413</u>	<u>53,790</u>
		<u>2,177,090</u>	<u>50,554</u>	<u>300,000</u>	<u>2,527,644</u>	<u>2,549,474</u>
<b>CREDITORS</b>						
Amounts falling due within one year	17	(36,564)	-	-	(36,564)	(27,459)
<b>NET CURRENT ASSETS</b>		<u>2,140,526</u>	<u>50,554</u>	<u>300,000</u>	<u>2,491,080</u>	<u>2,522,015</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>2,593,656</u>	<u>205,224</u>	<u>300,000</u>	<u>3,098,880</u>	<u>3,172,102</u>
<b>NET ASSETS</b>		<u><u>2,593,656</u></u>	<u><u>205,224</u></u>	<u><u>300,000</u></u>	<u><u>3,098,880</u></u>	<u><u>3,172,102</u></u>
<b>FUNDS</b>	18					
Unrestricted funds:						
General fund					140,556	179,555
Fixed asset fund					253,100	282,306
Future capital investment fund					2,000,000	2,000,000
Rotherhithe building					<u>200,000</u>	<u>200,000</u>
					<u>2,593,656</u>	<u>2,661,861</u>
Restricted funds:						
Stratford building improvement fund					138,853	144,026
Minibus					15,817	23,726
Arches Redevelopment fund					41,989	41,989
Church Urban Fund					-	500
Parent and Baby activities					782	-
Art for All					2,783	-
Project Development Worker					<u>5,000</u>	<u>-</u>
					<u>205,224</u>	<u>210,241</u>
Endowment funds:						
Stanley Spooner Will Trust Fund					<u>300,000</u>	<u>300,000</u>
<b>TOTAL FUNDS</b>					<u><u>3,098,880</u></u>	<u><u>3,172,102</u></u>

The notes form part of these financial statements

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

**BALANCE SHEET - CONTINUED**  
**At 31 March 2019**

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees on ..... Dec 10, 2019 and were signed on its behalf by:

Alan Stead  
Alan Stead (Dec 10, 2019).....  
A Stead FCA -Trustee

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

**CASH FLOW STATEMENT**  
**for the Year Ended 31 March 2019**

	Notes	31.3.19 £	31.3.18 £
<b>Cash flows from operating activities:</b>			
Cash generated from operations	1	(97,233)	(144,908)
Interest paid		(1,353)	(1,332)
<b>Net cash provided by (used in) operating activities</b>		<u>(98,586)</u>	<u>(146,240)</u>
<b>Cash flows from investing activities:</b>			
Purchase of tangible fixed assets		-	(59,040)
Sale of fixed asset investments		(7,393)	(17,888)
Interest received		87,776	100,897
Movement in current asset investment		131,826	123,349
<b>Net cash provided by (used in) investing activities</b>		<u>212,209</u>	<u>147,318</u>
<b>Change in cash and cash equivalents in the reporting period</b>		<u>113,623</u>	<u>1,078</u>
<b>Cash and cash equivalents at the beginning of the reporting period</b>		<u>53,790</u>	<u>52,712</u>
<b>Cash and cash equivalents at the end of the reporting period</b>		<u><u>167,413</u></u>	<u><u>53,790</u></u>

The notes form part of these financial statements

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

**NOTES TO THE CASH FLOW STATEMENT**  
**for the Year Ended 31 March 2019**

**1. RECONCILIATION OF NET INCOME/(EXPENDITURE) TO NET CASH FLOW FROM OPERATING ACTIVITIES**

	31.3.19	31.3.18
	£	£
Net income/(expenditure) for the reporting period (as per the statement of financial activities)	(73,222)	(96,973)
Adjustments for:		
Depreciation charges	42,288	42,290
Losses on investments	7,393	17,888
Interest received	(87,776)	(100,897)
Interest paid	1,353	1,332
Decrease/(increase) in debtors	3,627	(6,983)
Increase/(decrease) in creditors	9,104	(1,565)
Net cash provided by (used in) operating activities	<u>(97,233)</u>	<u>(144,908)</u>

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

**NOTES TO THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 March 2019**

**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements and assessment of going concern**

The financial statements of the charitable company, which is a public benefit entity under FRS 102, 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 2015)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention with the exception of investments which are included at market value.

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

**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 can be measured reliably.

**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 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

Items below £2,000 are written off in the year of addition.

**Taxation**

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

**Debtors**

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

**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.

**Current asset investments**

Current asset investments comprises an investment portfolio which is managed by an outside provider. This is valued at current market value, income is taken into the Statement of Financial Activities when accrued in the fund.

**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.

**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.

**Pension costs and other post-retirement benefits**

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

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

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**for the Year Ended 31 March 2019**

**1. ACCOUNTING POLICIES - continued**

**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 the charity would have had to incur.

**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 settled 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. DONATIONS AND LEGACIES**

	31.3.19	31.3.18
	£	£
Donations	5,371	9,126
Grants	41,575	50,534
Donated services and facilities	53,455	60,980
	<u>100,401</u>	<u>120,640</u>

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

	31.3.19	31.3.18
	£	£
The Worshipful Company of Carpenters	16,250	15,000
East End Community Foundation	5,000	-
Church Urban Fund - Near Neighbours	-	1,320
Ford Britain Trust	-	3,000
Southwark Council Community Department	-	2,580
Gala Bingo	-	28,634
Innholders Charitable Foundation	3,200	-
Bermondsey & Rotherhithe Neighbourhood Fund	13,325	-
LeatherSellers	2,800	-
LendLease	1,000	-
	<u>41,575</u>	<u>50,534</u>

**3. OTHER TRADING ACTIVITIES**

	31.3.19	31.3.18
	£	£
Fundraising events	46,983	51,737
Playscheme income	218,508	172,815
	<u>265,491</u>	<u>224,552</u>

**4. INVESTMENT INCOME**

	31.3.19	31.3.18
	£	£
Rents received	236,960	206,564
Deposit account interest	25	18
Investment income	87,751	100,879
	<u>324,736</u>	<u>307,461</u>

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**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**for the Year Ended 31 March 2019**

**5. RAISING FUNDS**

**Raising donations and legacies**

	31.3.19	31.3.18
	£	£
Cost of Fundraising Activities	<u>24,222</u>	<u>20,805</u>

**6. CHARITABLE ACTIVITIES COSTS**

	Direct costs	Support costs (See note 7)	Totals
	£	£	£
Running community centre	<u>723,982</u>	<u>8,253</u>	<u>732,235</u>

**7. SUPPORT COSTS**

	Finance	Governance costs	Totals
	£	£	£
Running community centre	<u>1,849</u>	<u>6,404</u>	<u>8,253</u>

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

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

	31.3.19	31.3.18
	£	£
Auditors' remuneration	5,370	5,292
Depreciation - owned assets	<u>42,287</u>	<u>42,290</u>

**9. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 March 2019 nor for the year ended 31 March 2018.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 March 2019 nor for the year ended 31 March 2018.

**Key management personnel**

The charity consider its key management personnel to comprise the trustees and Chief Executive Officer. Total key personnel remuneration during the year was £51,677 (2018: £51,424)



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**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**for the Year Ended 31 March 2019**

**10. STAFF COSTS**

	31.3.19	31.3.18
	£	£
Wages and salaries	448,618	449,044
Social security costs	33,392	30,692
Other pension costs	3,794	1,572
	<u>485,804</u>	<u>481,308</u>

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

31.3.19	31.3.18
26	27
<u>26</u>	<u>27</u>

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

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

	Unrestricted funds £	Restricted funds £	Endowment fund £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>				
Donations and legacies	85,105	35,535	-	120,640
Other trading activities	224,552	-	-	224,552
Investment income	307,461	-	-	307,461
Other income	12,349	-	-	12,349
<b>Total</b>	<u>629,467</u>	<u>35,535</u>	<u>-</u>	<u>665,002</u>
<b>EXPENDITURE ON</b>				
Raising funds	20,805	-	-	20,805
Charitable activities				
Running community centre	708,431	14,851	-	723,282
<b>Total</b>	<u>729,236</u>	<u>14,851</u>	<u>-</u>	<u>744,087</u>
Net gains/(losses) on investments	(17,888)	-	-	(17,888)
<b>NET INCOME/(EXPENDITURE)</b>	<u>(117,657)</u>	<u>20,684</u>	<u>-</u>	<u>(96,973)</u>
Transfers between funds	(6,240)	6,240	-	-
<b>Net movement in funds</b>	<u>(123,897)</u>	<u>26,924</u>	<u>-</u>	<u>(96,973)</u>
<b>RECONCILIATION OF FUNDS</b>				
Total funds brought forward	2,785,757	183,318	300,000	3,269,075
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u>2,661,860</u>	<u>210,242</u>	<u>300,000</u>	<u>3,172,102</u>

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**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**for the Year Ended 31 March 2019**

**12. DONATED SERVICES AND FACILITIES**

During the year the charity benefited from donated services from Canary Wharf Contractors to the value of £25,000 (2018: £45,000) and Alan Camp Architects, kindly provided services of £18,000 plus expenses at nil cost.

In addition to this the charity benefited from various businesses including Steller Tea and Coffee, Sainsbury's, Waitrose and Marks & Spencer, who donated consumables, which were either used within the charity or gifted to beneficiaries who visit the centres. It would be difficult to ascertain the exact value of these goods but they are estimated to be over £2,000.

During 2018 the charity benefited from donated goods and services from The Canary Wharf Group to the value of £10,000 in respect of consultancy planning support and received support for a number of childrens activities from Marks & Spencer, as their charity of the year, to the value of £5,980, as well as the donation of a significant number of bicycles and skateboards which were valued at £10,455.

**13. TANGIBLE FIXED ASSETS**

	Freehold property £	Short leasehold £	Fixtures and fittings £	Motor vehicles £	Totals £
<b>COST</b>					
At 1 April 2018 and 31 March 2019	714,332	200,000	221,060	84,091	1,219,483
<b>DEPRECIATION</b>					
At 1 April 2018	320,133	-	202,785	46,508	569,426
Charge for year	14,160	-	15,600	12,527	42,287
At 31 March 2019	334,293	-	218,385	59,035	611,713
<b>NET BOOK VALUE</b>					
At 31 March 2019	380,039	200,000	2,675	25,056	607,770
At 31 March 2018	394,199	200,000	18,275	37,583	650,057

**14. 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.

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

	31.3.19 £	31.3.18 £
Trade debtors	17,280	24,351
Other debtors	20,192	17,248
Prepayments	500	-
	<u>37,972</u>	<u>41,599</u>

**16. CURRENT ASSET INVESTMENTS**

	31.3.19 £	31.3.18 £
Listed investments	<u>2,322,259</u>	<u>2,454,085</u>

**THE DOCKLAND SETTLEMENTS**  
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**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**for the Year Ended 31 March 2019**

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

	31.3.19	31.3.18
	£	£
Trade creditors	5,128	-
Social security and other taxes	18,875	16,465
Other creditors	-	291
Accruals and deferred income	4,042	-
Accrued expenses	8,519	10,703
	<u>36,564</u>	<u>27,459</u>

**18. MOVEMENT IN FUNDS**

	At 1.4.18 £	Net movement in funds £	Transfers between funds £	At 31.3.19 £
<b>Unrestricted funds</b>				
General fund	179,555	(37,644)	(1,355)	140,556
Fixed asset fund	282,306	(29,206)	-	253,100
Future capital investment fund	2,000,000	-	-	2,000,000
Rotherhithe building	200,000	-	-	200,000
	<u>2,661,861</u>	<u>(66,850)</u>	<u>(1,355)</u>	<u>2,593,656</u>
<b>Restricted funds</b>				
Stratford building improvement fund	144,026	(6,528)	1,355	138,853
Minibus	23,726	(7,909)	-	15,817
Arches Redevelopment fund	41,989	-	-	41,989
Church Urban Fund	500	(500)	-	-
Parent and Baby activities	-	782	-	782
Art for All	-	2,783	-	2,783
Project Development Worker	-	5,000	-	5,000
	<u>210,241</u>	<u>(6,372)</u>	<u>1,355</u>	<u>205,224</u>
<b>Endowment funds</b>				
Stanley Spooner Will Trust Fund	300,000	-	-	300,000
	<u>3,172,102</u>	<u>(73,222)</u>	<u>-</u>	<u>3,098,880</u>

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**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**for the Year Ended 31 March 2019**

**18. MOVEMENT IN FUNDS - continued**

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	665,303	(695,554)	(7,393)	(37,644)
Fixed asset fund	(1)	(29,205)	-	(29,206)
	<u>665,302</u>	<u>(724,759)</u>	<u>(7,393)</u>	<u>(66,850)</u>
<b>Restricted funds</b>				
Stratford building improvement fund	1	(6,529)	-	(6,528)
Minibus	-	(7,909)	-	(7,909)
Sports Development	7,800	(7,800)	-	-
Flortstry activities	3,200	(3,200)	-	-
Church Urban Fund	-	(500)	-	(500)
Parent and Baby activities	3,720	(2,938)	-	782
Art for All	4,605	(1,822)	-	2,783
Temporary Homeless Shelter	1,000	(1,000)	-	-
Project Development Worker	5,000	-	-	5,000
	<u>25,326</u>	<u>(31,698)</u>	<u>-</u>	<u>(6,372)</u>
<b>TOTAL FUNDS</b>	<u>690,628</u>	<u>(756,457)</u>	<u>(7,393)</u>	<u>(73,222)</u>

**Comparatives for movement in funds**

	At 1.4.17 £	Net movement in funds £	Transfers between funds £	At 31.3.18 £
<b>Unrestricted Funds</b>				
General fund	293,778	(86,742)	(27,481)	179,555
Fixed asset fund	291,979	(30,914)	21,241	282,306
Future capital investment fund	2,000,000	-	-	2,000,000
Rotherhithe building	200,000	-	-	200,000
	<u>2,785,757</u>	<u>(117,656)</u>	<u>(6,240)</u>	<u>2,661,861</u>
<b>Restricted Funds</b>				
Stratford building improvement fund	141,329	(3,543)	6,240	144,026
Minibus	-	23,726	-	23,726
Arches Redevelopment fund	41,989	-	-	41,989
Church Urban Fund	-	500	-	500
	<u>183,318</u>	<u>20,683</u>	<u>6,240</u>	<u>210,241</u>
<b>Endowment funds</b>				
Stanley Spooner Will Trust Fund	300,000	-	-	300,000
<b>TOTAL FUNDS</b>	<u>3,269,075</u>	<u>(96,973)</u>	<u>-</u>	<u>3,172,102</u>

**THE DOCKLAND SETTLEMENTS**  
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**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**for the Year Ended 31 March 2019**

**18. MOVEMENT IN FUNDS - continued**

Comparative 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	629,468	(698,322)	(17,888)	(86,742)
Fixed asset fund	(1)	(30,913)	-	(30,914)
	<u>629,467</u>	<u>(729,235)</u>	<u>(17,888)</u>	<u>(117,656)</u>
<b>Restricted funds</b>				
Minibus	31,635	(7,909)	-	23,726
Church Urban Fund	1,320	(820)	-	500
Southwark Council Community Department	2,580	(2,580)	-	-
Stratford building improvement fund	-	(3,543)	-	(3,543)
	<u>35,535</u>	<u>(14,852)</u>	<u>-</u>	<u>20,683</u>
<b>TOTAL FUNDS</b>	<u>665,002</u>	<u>(744,087)</u>	<u>(17,888)</u>	<u>(96,973)</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.17 £	Net movement in funds £	Transfers between funds £	At 31.3.19 £
<b>Unrestricted funds</b>				
General fund	293,778	(124,386)	(28,836)	140,556
Fixed asset fund	291,979	(60,120)	21,241	253,100
Future capital investment fund	2,000,000	-	-	2,000,000
Rotherhithe building	200,000	-	-	200,000
<b>Restricted funds</b>				
Stratford building improvement fund	141,329	(10,071)	7,595	138,853
Minibus	-	15,817	-	15,817
Arches Redevelopment fund	41,989	-	-	41,989
Parent and Baby activities	-	782	-	782
Art for All	-	2,783	-	2,783
Project Development Worker	-	5,000	-	5,000
	<u>183,318</u>	<u>14,311</u>	<u>7,595</u>	<u>205,224</u>
<b>Endowment</b>				
Stanley Spooner Will Trust Fund	300,000	-	-	300,000
<b>TOTAL FUNDS</b>	<u>3,269,075</u>	<u>(170,195)</u>	<u>-</u>	<u>3,098,880</u>

**THE DOCKLAND SETTLEMENTS**  
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**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**for the Year Ended 31 March 2019**

**18. MOVEMENT IN FUNDS - continued**

A current year 12 months and prior year 12 months combined 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	1,294,771	(1,393,876)	(25,281)	(124,386)
Fixed asset fund	(2)	(60,118)	-	(60,120)
	<hr/>	<hr/>	<hr/>	<hr/>
	1,294,769	(1,453,994)	(25,281)	(184,506)
<b>Restricted funds</b>				
Stratford building improvement fund	1	(10,072)	-	(10,071)
Minibus	31,635	(15,818)	-	15,817
Sports Development	7,800	(7,800)	-	-
Flortstry activities	3,200	(3,200)	-	-
Church Urban Fund	1,320	(1,320)	-	-
Southwark Council Community Department	2,580	(2,580)	-	-
Parent and Baby activities	3,720	(2,938)	-	782
Art for All	4,605	(1,822)	-	2,783
Temporary Homeless Shelter	1,000	(1,000)	-	-
Project Development Worker	5,000	-	-	5,000
	<hr/>	<hr/>	<hr/>	<hr/>
	60,861	(46,550)	-	14,311
<b>TOTAL FUNDS</b>	<hr/>	<hr/>	<hr/>	<hr/>
	1,355,630	(1,500,544)	(25,281)	(170,195)

Fixed asset fund represents the net book value of all unrestricted fixed assets held by the charity.

Future capital investment fund of £2m is set aside for investment in at least one new Centre using the establishment of the Rotherhithe development as a blue print

Rotherhithe building fund represents the value of the lease premium paid on the building.

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 purpose of improving the building at the charity's Stratford site.

Arches Redevelopment fund is for the purpose of redeveloping the Arches site, this includes monies provided for a feasibility study.

The Stanley Spooner Will Trust Fund ( Endowment) is a protected 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

**19. RELATED PARTY DISCLOSURES**

During the year the charity employed one of the CEO's children, they received total remuneration of £29,964 (2018: £29,090) 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.