

**PADDINGTON DEVELOPMENT TRUST**  
(a company limited by guarantee)

**ANNUAL REPORT AND FINANCIAL STATEMENTS**

**31 MARCH 2022**

**BOYDELL & CO**  
Chartered Accountants  
146B Chiswick High Road  
London  
W4 1PU

Charity number: 1080883  
Company number: 03652559



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## **PADDINGTON DEVELOPMENT TRUST**

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**PADDINGTON DEVELOPMENT TRUST****Company Information****TRUSTEES/DIRECTORS**

Abigail Carter (Chair)  
Yvann Stephens (Treasurer)

Concia Albert  
Aikaterini Alexiou  
Simon Greenleaf  
William Jacob  
Sophia Matthew  
Grace Reid  
Rajiv Sinha  
Tim Todhunter  
Stephen Winningham

**CHIEF EXECUTIVE OFFICER AND  
COMPANY SECRETARY**

Neil Johnston

**BANKERS**

Bank of Scotland  
38 St Andrew Square  
Edinburgh  
EH2 2YR

**AUDITORS**

Boydell & Co  
Chartered Accountants  
146B Chiswick High Road  
London  
W4 1PU

**SOLICITORS**

Russell-Cooke  
2 Putney Hill  
London  
SW15 6AB

**REGISTERED CHARITY NUMBER:**

1080883

**COMPANY REGISTRATION NUMBER:**

03652559

## PADDINGTON DEVELOPMENT TRUST

### TRUSTEES' AND DIRECTORS' REPORT

#### OBJECTS OF THE CHARITY

The Charity is a private company limited by guarantee. Its objects are the promotion for the public benefit of urban or rural regeneration in areas of social and economic deprivation (and in particular within the London Borough of the City of Westminster).

#### PADDINGTON DEVELOPMENT TRUST (a company limited by guarantee)

1. Paddington Development Trust (PDT) is a registered Charity and not-for-profit community-based Regeneration Company with socio-economic objectives. It has been and will continue to be actively engaged in the economic, environmental, and social regeneration of the North Westminster and wider West London area. It has five core values: sharing resources; community empowerment; financial self-sufficiency; environmental sustainability and equal opportunities for all communities. PDT is committed to an equitable distribution of justice and power in all its work.
2. PDT is a registered company (03652559) limited by guarantee with regeneration objectives.
3. It is a registered Charity (No. 1080883).
4. Trustees have due regard for guidance issued by the Charity Commission on public benefit.
5. PDT will support people to take control of their lives and communities and will support engagement activities that will focus on early intervention and socio-economic development based on social reform, families' wellbeing, and a community-led enterprise culture.
6. PDT is contractually approved to award Student Loans on behalf of the Skills Funding Agency.
7. PDT provides financial incubation services for younger not-for-profit organisations in the community.
8. PDT is a Living Wage employer and Quality Assured through the Investors in People Quality and Matrix Standards and will involve Board and Staff in the implementation of specific objectives central to the future of the Company. The Board and Chief Executive will ensure that all staff have necessary skills to develop their personal and professional capacities within their designated roles in the Company.

**PADDINGTON DEVELOPMENT TRUST**

**TRUSTEES' AND DIRECTORS' REPORT (CONTINUED)**

**CHAIR AND TRUSTEES' REPORT**

A year ago we were emerging from an extraordinary period of upheaval caused by a global and local health crisis. Today we are entering what will be an equally difficult time compounding ongoing hardship by a cost of living crisis after an acknowledged decline in living standards in the years prior to the pandemic.

The net result is increasing inequality in Paddington and wider London, which will be our challenge in the coming years. Multiple deprivation, driven by austerity and the cost of living crisis, sits at the centre of a web of inequalities among residents living in North (and South) Westminster, and other inner-London areas, which we are committed to reducing.

Over the last two years we have provided on-line and in-person support to hundreds of local people through our portfolio of projects. The way forward is fraught with challenges that lie outside of our immediate control, but PDT, Trustees and staff will continue to strive for resources that help to improve and change peoples' lives.

We look forward to working with the new Labour administration at Westminster Council and take forward a shared vision of a Fairer Westminster.

I want to thank all of those involved in PDT activities, from the Board to volunteers and to all our incredible teams working at the front line.

Your work is an inspiration.

**Abi Carter**  
**Chair of the Board of Trustees**

## PADDINGTON DEVELOPMENT TRUST

### TRUSTEES' AND DIRECTORS' REPORT (CONTINUED)

#### **CHIEF EXECUTIVE'S REPORT**

The recent pandemic has impacted on operations across the organisation. While recovery funding helped PDT through a potentially catastrophic year in the year 2020/21 the post-pandemic return to a more stable financial base will take some time but from a relatively strong base with an increased reserve and a recovery strategy geared to break-even budgets going forward.

Throughout 2021/22, PDT continued to operate as a community anchor and social enterprise in North Westminster and wider inner London. We have closed our HQ in Elgin Avenue and relocated to the Stowe Community Centre, we maintain Grand Junction in Westbourne and five neighbourhood and skills training Hubs in White City, Harrow Road, Queens Park, Westbourne, and Church Street wards. We continue to support our partnerships with 250 community-based small community organisations in Central and West London.

In 2022 we employed 36 full time equivalent staff working in each of our specialist teams. We continued our work in partnership with Westminster Council and a number of community-based organisations across Central and West London and with CVS colleagues through One Westminster with whom we share a strategic alliance. We will continue to make the case for a coherent localities-based strategy to combat multiple inequalities and build a stronger and more resilient response from the community and voluntary sector working in conjunction with Westminster Council and other public agencies in health, economic and cultural sectors.

Our work is grounded in participation with local people and operates through three overarching and integrated teams: Economic Development, Public Health, and Community & Cultural Development.

#### **Economic Development**

##### **PDT Employment**

The Supporting Women into Employment and Enterprise Training (SWEET) programme continues to operate and has been extended through the Building Better Opportunities Lottery /ESF fund until 2023.

##### **Summary of PDT SWEET Employment & Training activities APRIL – DECEMBER 2021**

Numbers of people receiving Information. Advice & Guidance	1380
Numbers of people into jobs	205
Numbers of people into training	272
Numbers of people 6 months sustained in employment	39

The Employment Team has continued managing the £3.6m community grants EQUIP programme across Central and West London and has now funded over 250 community organisations delivering employment and skills related projects.

## PADDINGTON DEVELOPMENT TRUST

### TRUSTEES' AND DIRECTORS' REPORT (CONTINUED)

#### CHIEF EXECUTIVE'S REPORT (CONTINUED)

#### **Economic Development (continued)**

##### **PDT Training**

Our 2021/22 vocational skills programmes worked in blended online and in-person teaching settings with 340 people on a range of Levels 1 – 4 National Vocational Qualifications showing 80% achieving qualifications.

<b>Summary of Programmes &amp; Courses</b>	<b>Students</b>
Early Years Advanced Practitioner (L4)	15
Specialist Support for Teaching and Learning in Schools (L3)	53
Early Years Practitioner / Educator (L3)	147
Children and Young Peoples Workforce (L2)	27
Award Level 2 for IT Users	8
Certificate Level 2 for IT Users	16
Level 1 FS English	24
Level 1 FS Maths	12
Level 2 FS English	29
Level 2 FS Maths	0
Level 1 FS ICT	9
Total:	340

##### **PDT Enterprise**

Our enterprise project has continued to deliver on-line mentoring and digital support to pre-start, freelancers, and existing businesses throughout the pandemic.

##### **Public Health**

PDT's Public Health programmes are supported via contracts with Bi-Borough Public Health with support from Clinical Commissioning Groups and other funders.

##### **Community Health Champions**

Community Health Champions, including Maternity Champions, are local people who are recruited through PDT Hubs and Networks and volunteer to promote the health and well being of all residents - covering over 6,000 households per hub, and typically reaching over 6,000 people a year. These activities have now returned to safe 'live' activities having continued on-line and through our You Tube channels throughout the pandemic. We continue to support access to and awareness of local health and educational services, including disseminating Covid vaccine advice and assisting in vaccine sessions at Grand Junction and Stowe Community Centre.

Volunteer Champions are trained to deliver guidance in a professional manner, in most cases to at least Royal Society for Public Health Level 2 in Understanding Health Improvement. Starting point and demographic profiles of residents are different in each hub but over 80% of volunteers are women of ethnic heritage. Champions' activities, therefore are designed to address health needs pertinent to specific communities within the cultural and demographic context.

## PADDINGTON DEVELOPMENT TRUST

### TRUSTEES' AND DIRECTORS' REPORT (CONTINUED)

#### **CHIEF EXECUTIVE'S REPORT (CONTINUED)**

##### **Summary CC activities April – March 2022**

Total residents engaged by Maternity and Community Health Champions:	5,503
Total residents engaged by Maternity Champions:	900
Number of volunteers:	80
Number of Champion regular activities:	30
Number of Champion events:	12
Volunteer hours:	4,000

#### **Community and Cultural Development**

##### **Grand Junction @ St Mary Magdalene**

Grand Junction was closed for much of 2021, opening up between September and November 2021 for socially distanced events and concerts before closing again in December 2021. The Comfort & Courage season was live-streamed in March 2021 and presented 22 concerts to on-line audiences followed by a live Summer Sessions season. Funding from the Heritage Lottery fund enabled community activities to take place on-line as well as supporting the launch of the St Sepulchre Chapel conservation programme and the opening up of all activities post-lockdown.

##### **Summary GJ activities April 21 – March 2022**

○ Number of visits	32,767
○ Number of adults workshop/classes	253
○ Number of workshops/events for children, young people, and families	93
○ Volunteer hours	1,287
○ Volunteer Participations	436

##### **The Stowe Centre**

The Stowe Centre, sitting on Harrow Road and managed by PDT, has now opened up with the return of our employment services, sports activities, and NHS blood clinics. We anticipate a full re-opening in 2022 while continuing essential services with local partners.

##### **Young People**

PDT participated in the Government's short-lived Kickstart employment programme, placing 40 young people into short-term employment. We have expanded our Take Over the Future and Night of Power projects for young creatives and continue to work with local primary and secondary schools in after schools activities. We continue to work with the Westminster Youth Foundation which is providing critically important support to youth projects in Westminster.

##### **Community Building and Cultural Wellbeing**

PDT funds, facilitates, and supports a number of community activities involving around 10,000 local citizens. In 2021/2022 these activities are seeing a significant recovery and we anticipate a growth in such activities over coming months.



## **PADDINGTON DEVELOPMENT TRUST**

### **TRUSTEES' AND DIRECTORS' REPORT (CONTINUED)**

#### **CHIEF EXECUTIVE'S REPORT (CONTINUED)**

#### **Community and Cultural Development (continued)**

##### **Community Governance**

Alongside the voluntary membership of the PDT Board of Trustees, we also continued to support the voluntary Queens Park Community Council. In 2021/22 we have maintained support to voluntary community governance structures through Neighbourhood Planning Forums led by local citizens and operating in two wards. This involves around 40 volunteers being involved in the governance of planning and construction programmes taking place in local neighbourhoods, and includes appropriate civic activism in housing, health, and economic development.

##### **Strategic Partnership working**

PDT is a member of Locality and continued to facilitate a number of working partnerships with like-minded community enterprises across West London. We continue to work closely with Westminster Council and One Westminster - the CVS and Volunteer Centre for Westminster - with the ongoing secondment of our Deputy CEO working as part-time One Westminster CEO.

#### **FUTURE DEVELOPMENT APRIL 2022 - MARCH 2023**

##### **Community Development 2022 - 2024**

- PDT will continue to build citizens and community capacity to take control of their communities, and shape early intervention approaches that meet health and economic challenges facing individuals, families, neighbourhoods and public sector agencies across the Westminster and wider London region.
- PDT will build on its Strategic Alliance with One Westminster and contribute to the ongoing support to the Community and Voluntary Sector across the Westminster area.
- We will continue to bring skills and employment resources into North Westminster and work with other community-based businesses across London to improve economic opportunities for disadvantaged and minority communities.
- Health inequalities restrict many families, preventing younger and older people from working. We will continue to develop early intervention in our Neighbourhood Volunteering Programme, Community Health and Maternity Champions.

##### **Key Objectives 2022 - 2023**

- To initiate and provide services to citizens directly where there are gaps in current existing provision focusing on early interventions and family resilience.

## PADDINGTON DEVELOPMENT TRUST

### TRUSTEES' AND DIRECTORS' REPORT (CONTINUED)

#### **CHIEF EXECUTIVE'S REPORT (CONTINUED)**

##### **Key Objectives 2022 - 2023 (continued)**

- To strengthen our work with Westminster Council, Public Health, CCGs, the London Mayor and London Councils, Employment and Skills Funding Agency, Heritage Lottery Fund, Big Lottery Community Fund, Department of Communities and Local Government, DWP and Job Centre Plus.
- To continue to innovate in the deprived urban context and develop environmental sustainability projects with local citizens that improve air quality, access to community energy, reduce green-house gas emissions and cuts waste.
- To continue to facilitate conditions for inward investment and the reversal of market failure through local enterprise solutions; help develop local skills and talent that will contribute to local and mainstream social and economic opportunities within the wider economy.
- To ensure equal opportunities, social and economic equity, and justice for all, and to improve health and social services to the diverse communities living in the area.
- To support the PDT team through Investors in People (IiP) with access to skills and expertise that will enhance their capabilities in delivering the complex agenda involved in social and economic development.

##### **PDT 2022/2023 business operations will include:**

- Operational responsibility for Grand Junction - community, arts, and cultural centre.
- Financial and strategic management of social and economic assets and resources.
- Outreach: Community Champions & Maternity Champions, health, employment, and enterprise in wider Inner London.
- Economic Development, employment, training, and business development.
- Support for local groups and the voluntary sector with One Westminster.
- Environmental sustainability with local citizens - air quality, community energy, allotments, parks, and green spaces.
- Neighbourhood Planning Forums.
- Youth Services development.
- Local festivals and events.
- Community-based Partnerships.

**Neil Johnston**

**Chief Executive Officer and Company Secretary**

**PADDINGTON DEVELOPMENT TRUST****TRUSTEES' AND DIRECTORS' REPORT (CONTINUED)****STRATEGIC REPORT****PROGRAMME AND FINANCIAL MANAGEMENT**

PDT operates a sound financial accounting and monitoring system utilising Sage software and a bespoke Customer Management System. It includes an in-house Accountant, and 2 Finance Officers. The company has developed financial systems with its bankers and operates online Internet banking.

All publicly contracted projects are internally and externally monitored, externally audited and evaluated.

**EQUAL OPPORTUNITIES POLICY AND REVIEW**

PDT conducted a policy review in 2020/21 involving an overhaul of all existing policies and creation of new staff and organisational policies.

PDT reviewed its EO policies in 2020/21. PDT bases its EO policy on the relevant statutory requirements contained in the Equality Act 2010 and in the 1974 Health & Safety at Work Act codes and practices.

PDT supports positive action at the local level. PDT recognises that this is a critical issue in contemporary society and will ensure that its policy of positive inclusion is reflected throughout the organisation. It will also seek to actively promote the interests of minority BAME cultures and will join others in making sure this happens in a fair, just, and equitable manner.

**RESERVES POLICY**

It is the policy of the Charity to maintain unrestricted funds, which are the free reserves of the Charity, at a level which equates to approximately four months' unrestricted expenditure. This provides sufficient funds to cover management, administration, and support costs and to respond to investment opportunities and emergency applications for grants, which arise from time to time. Unrestricted funds were maintained at this level throughout the year.

## PADDINGTON DEVELOPMENT TRUST

### TRUSTEES' AND DIRECTORS' REPORT (CONTINUED)

#### **RISK MANAGEMENT**

The Trustees consider the various significant risks to which the Charity may be exposed, particularly those grant contracts and premises of the Charity, and are confident they have appropriate systems in place to mitigate these risks as outlined below:

Risk: Maintaining PDT contracts and grants with ESFA, Lottery Community Grants, Heritage Lottery Fund, Major Grant Funders, and Local Authority Grants

Mitigation: The Board considers risk of existing grant/contract failure to be 5%. PDT will resume hybrid working arrangement from June 2022. PDT has increased its reserve from £519,251 year-end 2021 to £749,181 year-end 2022. This provides sufficient funds to cover management, administration, and support costs and to respond to investment opportunities and emergency applications for grants, which arise from time to time.

Risk: Potential long-term closure of Grand Junction arising from loss of earned trading income from rent and hire.

Mitigation: With support from the Heritage Lottery Fund, GJ has maximised its fundraising potential to develop new revenue streams from cultural and music events in addition to resumption of hospitality and hire activities.

The success of substantial fundraising activities for GJ over the last years and regular cashflow management mitigates the risk. The Board considers risk of GJ long term closure to be 25%.

Risk: Potential long-term closure of Stowe Centre due to loss of trading income through rents and hires.

Mitigation: Stowe has been partially opened for blood donation and food bank services throughout the pandemic and will be fully opened from April 2022. It will maintain two full rent paying tenants over 2022 with increasing community and professional hires. The Board considers risk of Stowe long term closure to be less than 5%.

**PADDINGTON DEVELOPMENT TRUST**

**TRUSTEES' AND DIRECTORS' REPORT (CONTINUED)**

**GOING CONCERN AND FINANCIAL REVIEW**

The Trustees are satisfied that PDT is a going concern and demonstrates a medium-term strategy for expansion of its ethos and services.

The Charity's total income was £4,440,112 in 2022 (2021: £3,705,398). Donations to the value of £284,462 were received of which £213,748 carried restriction on usage (2021: £171,822). Rental income from other trading activities generated £397,428 in 2022 (2021: £214,949) and bank interest was £nil in the year (2021: £317).

The Charity's total expenditure was £4,210,182 in 2022 (2021: £3,750,926). Total direct charitable expenditure payable was £3,896,835 in 2022 (2021: £3,471,959) as set out in note 7 to the Financial Statements. Governance and support costs were £313,346 in 2022 (2021: £278,967).

As a result, the Charity produced a surplus of £229,930 in 2022 (2021: deficit of £45,528) which was added to general funds.

The Trustees retain a level of cash (general funds) sufficient to meet expenditure commitment and manage the cash flow requirement for the foreseeable future. Capital reserves (total funds) are currently £749,181 (2021: £519,251). The Trustees review this policy on an annual basis.

The Trustees/Directors who served during the year were as follows:

Abigail Carter	(Chair)
Yvann Stephens	(Treasurer)
Concia Albert	
Aikaterini Alexiou	
Filsan Ali	(resigned 31 May 2022)
Simon Greenleaf	
William Jacob	
Sophia Matthew	
Grace Reid	
Rajiv Sinha	
Tim Todhunter	
Stephen Winningham	

**PADDINGTON DEVELOPMENT TRUST****TRUSTEES' AND DIRECTORS' REPORT (CONTINUED)****STATEMENT OF TRUSTEES' AND DIRECTORS' RESPONSIBILITIES**

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 Company and of the result of the Company for that period. In preparing those financial statements, the Trustees (who are also the directors of the charitable company for the purposes of company law) are required to:


- select suitable accounting policies and then apply them consistently
- make judgements and estimates that are reasonable and prudent
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial positions of the 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 Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. The Trustees have adopted Financial and Operational Procedures to provide guidelines to Trustees and Officers with regard to management, control and reporting on the quarterly performance of the PDT. The Trustees are responsible for the maintenance and integrity of the Charity and financial information included on the Charity's website in accordance with legislation in the United Kingdom governing the preparation and dissemination of financial statements.

Each of the persons who is a Trustee at the date of approval of this report confirms that, so far as each Trustee is aware, there is no relevant audit information of which the Charity's auditor is unaware, and the Trustees have taken all the steps that they ought to have taken as Trustees in order to make themselves aware of any relevant audit information and to establish that the Charity's auditor is aware of that information.

The Board undertakes regular skills audits in order to identify gaps. Potential trustees are then identified and approached. All prospective trustees are interviewed by the Chair and CEO who then make recommendations to the full Board. The PDT Board Trustees have the overall legal responsibility for the Charity including the general control and management of the administration of the Charity. The organisation has a senior management team led by the CEO who take day to day responsibility for all aspects of operational delivery of the Charity's work supported by an SFO. PDT's Deputy CEO is responsible for HR and ensuring that PDT's policies are reviewed on a regular basis by the Board. Most of PDT's Trustees have significant experience of serving on Charity Boards. For those new to the role, training provided by NCVO is offered. All Trustees on appointment are issued with information relating to the history of the Charity and pointed to its policies and procedures. Trustees are also issued with a copy of "The Essential Trustee" - information provided by the Charity Commission.

On behalf of the Board of Trustees



Abi Carter

Chair

Paddington Development Trust  
The Stowe Centre, 258 Harrow Road  
London W2 5ES

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## **INDEPENDENT AUDITORS REPORT TO THE MEMBERS OF**

### **PADDINGTON DEVELOPMENT TRUST**

#### **Opinion**

We have audited the financial statements of Paddington Development Trust (the 'charitable company') for the year ended 31 March 2022, which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows, and 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).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs at 31 March 2022 and of its incoming resources and applications 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 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 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 - Provisions Available for Audits of Small Entities, 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 charitable company'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 directors with respect to going concern are described in the relevant sections of this report.

#### **Other information**

The Trustees are responsible for the other information. The other information comprises the information included in the Trustees' annual report, other than the financial statements and our auditors' report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, that we do not express any form of assurance conclusion thereon.

**PADDINGTON DEVELOPMENT TRUST**

**INDEPENDENT AUDITORS REPORT TO THE MEMBERS (CONTINUED)**

**Other information (continued)**

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 Trustees' report (incorporating the strategic report and the directors' report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report have been prepared in accordance with applicable legal requirements.

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

In the light of our 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 strategic report nor the directors' report.

We have nothing to report in respect of the following matters in relation to which 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 your 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 directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

**Responsibilities of Trustees and Directors**

As explained more fully in the Statement of Trustees' and Directors' Responsibilities set out on page 12, 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.

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 intend either to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.



**PADDINGTON DEVELOPMENT TRUST**

**INDEPENDENT AUDITORS REPORT TO THE MEMBERS (CONTINUED)**

**Auditors' 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 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.

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.

**Extent to which the audit was considered capable of detecting irregularities, including fraud**

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:

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. In addition, we:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the charitable company's internal controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.

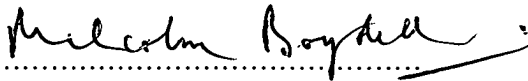
We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

PADDINGTON DEVELOPMENT TRUST

INDEPENDENT AUDITORS REPORT TO THE MEMBERS (CONTINUED)

**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 auditor's 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.



Malcolm Boydell (Senior Statutory Auditor)

For and on behalf of

Boydell & Co

Statutory Auditors

146B Chiswick High Road

London

W4 1PU

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**PADDINGTON DEVELOPMENT TRUST****STATEMENT OF FINANCIAL ACTIVITIES****(INCORPORATING INCOME AND EXPENDITURE ACCOUNT)****FOR THE YEAR ENDED 31 MARCH 2022**

	Note	Unrestricted £	Restricted Funds £	Total Funds 2022 £	Total Funds 2021 £
<b>Income</b>					
Donations	2	70,714	213,748	284,462	171,823
Charitable activities	3	885,342	2,872,880	3,758,222	3,318,309
Other activities	4	189,818	207,610	397,428	214,949
Investments	5	-	-	-	317
<b>Total</b>		<u>1,145,874</u>	<u>3,294,238</u>	<u>4,440,112</u>	<u>3,705,398</u>
<b>Expenditure</b>					
Charitable activities	6	914,694	3,295,488	4,210,182	3,750,926
<b>Total</b>		<u>914,694</u>	<u>3,295,488</u>	<u>4,210,182</u>	<u>3,750,926</u>
<b>Net income/(expenditure)</b>	10	231,180	(1,250)	229,930	(45,528)
Transfer between funds		(1,250)	1,250	-	-
<b>Net movement in funds</b>		<u>229,930</u>	<u>-</u>	<u>229,930</u>	<u>(45,528)</u>
<b><u>Reconciliation of funds</u></b>					
Fund balances brought forward		519,251	-	519,251	564,779
Fund balances carried forward		<u>749,181</u>	<u>-</u>	<u>749,181</u>	<u>519,251</u>

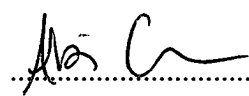
The notes on the following pages form part of these financial statements.

**PADDINGTON DEVELOPMENT TRUST****BALANCE SHEET****AT 31 MARCH 2022**

	Note	2022		2021	
		£	£	£	£
FIXED ASSETS	14		6,518		7,770
CURRENT ASSETS					
Debtors	15	239,188		232,994	
Cash at bank and in hand		1,047,209		717,625	
		<u>1,286,397</u>		<u>950,619</u>	
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	16	(391,338)		(244,138)	
		<u></u>		<u></u>	
NET CURRENT ASSETS			895,059		706,481
CREDITORS: AMOUNTS FALLING DUE IN MORE THAN ONE YEAR	16a		(152,396)		(195,000)
			<u></u>		<u></u>
TOTAL NET ASSETS	18		<u>749,181</u>		<u>519,251</u>
			<u></u>		<u></u>
CAPITAL AND RESERVES			£		£
Unrestricted funds - general funds	17		609,181		419,251
Unrestricted fund - designated funds	17		140,000		100,000
Restricted funds	17		-		-
			<u></u>		<u></u>
TOTAL FUNDS			<u>749,181</u>		<u>519,251</u>
			<u></u>		<u></u>

The financial statements have been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

Approved and authorised for issue by the Board of Trustees on 27 | 9 | 2022 and signed on their behalf by:

  
 .....  
 Abi Carter  
 Trustee

The notes on the following pages form part of these financial statements.

**PADDINGTON DEVELOPMENT TRUST****STATEMENT OF CASH FLOWS****FOR THE YEAR ENDED 31 MARCH 2022**

	Note	2022 £	2021 £
Net cash (outflow)/inflow from operating activities	19a	329,584	97,978
Investing activities			
Interest income		-	317
Net cash inflow from investing activities		-	317
Financing activities			
Interest paid		(-)	(-)
Long-term loan finance	16a	(-)	(-)
Net cash inflow/(outflow) from financing activities		(-)	(-)
Increase/(decrease) in cash and cash equivalents		329,584	98,295
Cash and cash equivalents at 1 April 2021	19b	717,625	619,330
Cash and cash equivalents at 31 March 2022	19b	1,047,209	717,625

The notes on the following pages form part of these financial statements.

**PADDINGTON DEVELOPMENT TRUST**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2022**

## **1. ACCOUNTING POLICIES**

### **Statutory information**

Paddington Development Trust is a private company limited by guarantee, domiciled in England and Wales, and with a Companies House registration number 03652559, and a registered charity (number 1080883). The registered office is The Stowe Centre, 258 Harrow Road, London, W2 5ES.

### **Statement of compliance**

The financial statements have been prepared in accordance with 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 (FRS 102) (effective 1 January 2019) – (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK (FRS 102) and the Companies Act 2006. There were no material departures from the standard.

Paddington Development Trust 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 note(s).

The financial statements are prepared in sterling, which is the functional currency of the company.

The Trustees have reviewed the Charity's financial position and considered the impact of COVID 19 on its future activities, to ensure it is appropriate to produce the accounts on a going concern basis.

### **Income recognition**

Items of income are recognised in the financial statements when all of the following criteria are met:

- the Charity has entitlement to the funds;
- any performance conditions have been met or are fully within the control of the Charity; there is sufficient certainty that receipt of the income is considered probable; and
- the amount can be measured reliably.

Contract income is recognised as the Charity earns the right to consideration through the performance of its services.

Government grants are recognised on the performance model, when the charity has complied with any conditions attaching to the grant and the grant will be received.

### **Expenditure recognition**

Expenditure is recognised once there is a legal or constructive obligation to make payment to a third party, it is probable that settlement will be required and the amount can be measured reliably. Expenditure is classified under the following activity headings:

Costs of raising funds which comprise those costs associated with attracting general donations; and Expenditure on charitable activities which comprises the costs of running the various activities and services for the Charity's beneficiaries.

**PADDINGTON DEVELOPMENT TRUST**

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 31 MARCH 2022**

**1. ACCOUNTING POLICIES (continued)**

**Expenditure recognition (continued)**

Expenditure includes those costs of a direct nature which can be allocated to a specific activity. It also includes indirect costs, including governance costs that do not relate to a specific activity but are necessary to support them. Support costs are apportioned to each activity on the basis of staff time.

**Basic financial instruments**

Other debtors are recognised initially at transaction price less attributable transaction costs. Other creditors are recognised initially at transaction price plus attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses in the case of trade debtors. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate of instrument for a similar debt instrument.

**Cash and cash equivalents**

Cash and cash equivalents comprise cash balances and bank deposits.

**Fund accounting**

Unrestricted general funds are those funds which are freely available for use in furtherance of the objects of the Charity and which have not been designated for specific purposes.

Designated funds are unrestricted funds set aside by the Trustees for particular purposes.

Restricted funds are funds which can only be used in accordance with specific restrictions imposed by the donor or which have been raised for a particular purpose.

**Depreciation**

Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives at the following rates:

Office equipment and furniture	25% reducing balance
--------------------------------	----------------------

**Pension Scheme**

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

**Judgements and key sources of estimation uncertainty**

In the application of the Charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

The Trustees do not consider there to be any estimates or judgements that are critical to the financial statements.

**PADDINGTON DEVELOPMENT TRUST****NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 MARCH 2022****2. DONATIONS**

	Unrestricted Funds 2022 £	Restricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Donations	70,714 =====	213,748 =====	284,462 =====	171,823 =====
	Unrestricted Funds 2021 £	Restricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Donations	13,350 =====	158,473 =====	171,823 =====	312,374 =====

**3. INCOME FROM CHARITABLE ACTIVITIES**

	Unrestricted Funds 2022 £	Restricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
DWP Kickstart	-	234,818	234,818	-
Big Lottery Fund (BBO)	-	501,292	501,292	711,089
Education and Skills				
Funding Agency (ESFA)	165,162	1,639,403	1,804,565	1,496,751
ESFA (Adult Education)	403,703	-	403,703	178,792
London Councils Employment	-	-	-	99,100
Tri-borough Public Health	-	274,126	274,126	251,940
Big Lottery BSCF	15,934	73,289	89,223	99,905
The Heritage Lottery Fund	-	-	-	231,500
Culture Recovery Fund (R2)	210,200	78,695	288,895	-
WCC - Other Grants	24,000	25,458	49,458	25,832
Other grants	13,065	7,447	20,512	-
Hammersmith and Fulham Council	-	-	-	27,396
East London ELATT	1,660	-	1,660	-
The Power 2 Change (BBO)	-	-	-	17,190
HMRC job retention scheme	-	15,797	15,797	48,620
Other fees and contributions	13,601	22,554	36,155	130,194
	885,342 =====	2,872,880 =====	3,758,222 =====	3,318,309 =====

The Charity received grants in connection to the Coronavirus Job Retention Scheme which have been recognised in the period to which the underlying furloughed staff costs relate to. Included in income is an amount of £15,797 (2021: £48,620) in respect of this. There are no unfulfilled conditions or contingencies relating to this grant or other forms of Government assistance, from which the charity has directly benefitted, recognised in the accounts.



**PADDINGTON DEVELOPMENT TRUST****NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 MARCH 2022****3. INCOME FROM CHARITABLE ACTIVITIES (CONTINUED)**

	Unrestricted Funds 2021 £	Restricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Big Lottery Fund (BBO)	-	711,089	711,089	715,187
Education and Skills				
Funding Agency (ESFA)	149,675	1,347,076	1,496,751	1,049,223
ESFA (Adult Education)	178,792	-	178,792	321,109
London Councils Employment	6,000	93,100	99,100	172,606
Tri-borough Public Health	-	251,940	251,940	272,483
Big Lottery BSCF	16,160	83,745	99,905	94,970
The Heritage Lottery Fund	231,500	-	231,500	19,658
WCC - Other Grants	25,832	-	25,832	425,650
Hammersmith and Fulham Council	27,396	-	27,396	17,684
The Power 2 Change (BBO)	17,190	-	17,190	-
HMRC job retention scheme	-	48,620	48,620	-
Other fees and contributions	130,194	-	130,194	127,560
	<u>782,739</u> =====	<u>2,535,570</u> =====	<u>3,318,309</u> =====	<u>3,216,130</u> =====

**4. INCOME FROM OTHER ACTIVITIES**

	Unrestricted Funds 2022	Restricted funds 2022	Total funds 2022	Total funds 2021
Rental income	189,818	207,610	397,428	214,949
	<u>=====</u>	<u>=====</u>	<u>=====</u>	<u>=====</u>

	Unrestricted Funds 2021	Restricted funds 2021	Total funds 2021	Total funds 2020
Rental income	34,180	180,769	214,949	344,518
	<u>=====</u>	<u>=====</u>	<u>=====</u>	<u>=====</u>

**5. INVESTMENT INCOME**

	Unrestricted Funds 2022	Restricted Funds 2022	Total Funds 2022	Total Funds 2021
Bank interest	-	-	-	317
	<u>=====</u>	<u>=====</u>	<u>=====</u>	<u>=====</u>

**PADDINGTON DEVELOPMENT TRUST****NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 MARCH 2022****5. INVESTMENT INCOME (CONTINUED)**

	Unrestricted Funds 2021	Restricted Funds 2021	Total Funds 2021	Total Funds 2020
Bank interest	317	-	317	1,917
	=====	=====	=====	=====

**6. EXPENDITURE ON CHARITABLE ACTIVITIES**

	Direct Costs £	Support Costs £	Total 2022 £	Total 2021 £
ESFA Community Grant (EQUIP)	1,639,403	131,825	1,771,228	1,487,612
Church Street Neighbourhood Centre	50,181	4,035	54,216	47,042
Stowe Youth Centre	153,112	12,311	165,423	136,312
Skills and Training Centre	387,776	31,181	418,957	351,117
Community Champions	340,940	27,415	368,355	327,085
Big Lottery Fund (BBO)	647,011	52,026	699,037	818,354
St Mary Magdalene's Project	181,005	14,555	159,560	205,650
Grand Junction	271,888	21,863	293,751	277,390
Westworks Employment Project	-	-	-	100,364
Total	3,896,835	313,347	4,210,182	3,750,926

	Direct Costs £	Support Costs £	Total 2021 £	Total 2020 £
ESFA Community Grant (EQUIP)	1,379,946	107,666	1,487,612	1,035,503
Church Street Neighbourhood Centre	43,637	3,405	47,042	37,405
Stowe Youth Centre	126,446	9,866	136,312	198,444
Neighbourhood Enterprise Centre	-	-	-	49,132
Skills and Training Centre	325,705	25,412	351,117	415,793
Community Champions	303,412	23,673	327,085	390,681
Big Lottery Fund (BBO)	751,633	66,721	818,354	738,400
St Mary Magdalene's Project	190,766	14,884	205,650	726,542
Grand Junction	257,314	20,076	277,390	159,345
Westworks Employment Project	93,100	7,264	100,364	123,269
Total	3,471,959	278,967	3,750,926	3,874,514

**PADDINGTON DEVELOPMENT TRUST****NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 MARCH 2022****7. ANALYSIS OF DIRECT COSTS**

	<b>Total 2022 £</b>	<b>Total 2021 £</b>
Wages and salaries	970,907	1,010,194
Tuition fees and consultancy	131,000	93,243
Premises/office costs	298,603	217,875
Youth and community support events costs	203,641	22,769
St. Mary Magdalene project professional fees	36,473	23,671
Programme partners costs	2,156,709	1,854,103
Other direct costs	99,502	250,104
	<hr/> 3,896,835 <hr/>	<hr/> 3,471,959 <hr/>

**8. ANALYSIS OF SUPPORT COSTS**

	<b>2022 £</b>	<b>2021 £</b>
Staff Costs	227,168	196,211
Bank charges	756	472
Sundry	-	707
Staff training	12,973	90
Maintenance of computers	1,306	984
Office costs	20,450	21,418
Subscriptions	5,106	4,328
Printing, stationery and computer consumables	2,594	2,303
Communication costs	3,566	3,394
Insurance	4,168	3,306
Travel	698	300
Legal and professional fees	900	-
Governance costs (note 9)	18,908	18,283
Depreciation – furniture and equipment	2,191	2,589
Marketing and website	-	-
Consultancy	3,862	16,035
London Community Commission sponsorship (*)	5,000	-
COVID support projects	1,700	4,547
CMA Annual Award	2,000	4,000
	<hr/> 313,346 <hr/>	<hr/> 278,967 <hr/>

(\*) The project completed its last major report in July 2022. Funded by Cadbury Barrow Trust with a £20,000 grant, of which PDT returned £10,000 to the Trust, and along with City Bridge Trust and Trust for London, the £35,000 project supported a small development team scrutinising the feasibility of the case for growing corporate sector investment – both cash and in-kind – into the UK's most stressed neighbourhoods. Following the first phase feasibility and consultation with the Bank of England, CBI, GLA, Princes Trust, Chambers of Commerce and many other specialists in corporate giving, we concluded that if we were to be successful in establishing the case any such investment must align with the Community Wealth Fund, if not be channelled through it. To this end we have worked alongside the Community Wealth Fund Alliance (CWFA) which was established in 2018 to make the case for continued investment in communities from the grassroots up. The proposal, modelled on the Big Local programme and other resident-led initiatives, would bring essential long-term, community-led investment to 'left behind' neighbourhoods in England. This kind of investment will not only improve health outcomes, educational attainment, and increased participation in higher education among residents, it will rebuild the social fabric that is integral to building resilient communities – that is, places to meet and networks of engaged residents.

**PADDINGTON DEVELOPMENT TRUST****NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 MARCH 2022****9. GOVERNANCE COSTS**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Staff costs	11,956	10,327
Auditors' remuneration	7,000	7,000
Auditors' remuneration prior year	(48)	956
	<hr/>	<hr/>
	18,908	18,283
	<hr/>	<hr/>

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

	<b>2022</b>	<b>2021</b>
Net income/(expenditure) for the year is stated after charging:		
Depreciation	2,191	2,589
	<hr/>	<hr/>

**11. TRUSTEES' REMUNERATION AND EXPENSES**

The Trustees neither received nor waived any emoluments during the year (2021: £nil). No expenses were reimbursed to Trustees during the year (2021: £nil).

**12. STAFF COSTS**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Salaries and wages	1,068,982	1,081,558
Social security costs	95,234	95,565
Pension costs	45,815	39,609
	<hr/>	<hr/>
	1,210,031	1,216,732
	<hr/>	<hr/>

There was no employee whose emoluments as defined for taxation purposes amounted to over £60,000 in either year, other than the Chief Executive Officer who earned £63,945 (2021: £63,970). The total key management personnel compensation amounted to £265,549 (2021: £263,433).

The average number of employees, calculated on a full-time equivalent basis, analysed by function was:

	<b>2022</b>	<b>2021</b>
	<b>Number</b>	<b>Number</b>
Direct charitable activities	30	32
Management and administration	4	4
	<hr/>	<hr/>
	34	36
	<hr/>	<hr/>

**PADDINGTON DEVELOPMENT TRUST****NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 MARCH 2022****13. TAXATION**

The charitable company is exempt from corporation tax on its charitable activities carried out during the year.

**14. TANGIBLE FIXED ASSETS**

	Office equipment and furniture
	£
COST	
At 1 April 2021	66,308
Additions	939
	<hr/>
At 31 March 2021	67,247
	<hr/>
DEPRECIATION	
At 1 April 2021	58,538
Charge for the year	2,191
Disposals	(-)
	<hr/>
At 31 March 2022	60,729
	<hr/>
NET BOOK VALUE	
At 31 March 2022	6,518
	=====
At 31 March 2021	7,770
	=====

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

	2022	2021
	£	£
Government grants due	206,047	220,603
Sundry debtors and prepayments	33,141	12,391
	<hr/>	<hr/>
	239,188	232,994
	<hr/>	<hr/>

**PADDINGTON DEVELOPMENT TRUST****NOTES TO THE FINANCIAL STATEMENTS ((CONTINUED))****FOR THE YEAR ENDED 31 MARCH 2022****16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2022	2021
	£	£
Trade creditors	16,672	2,604
Grants payable	74,026	-
Accruals and deferred income	275,001	220,789
Other taxes and social security	24,639	20,745
	<u>391,338</u>	<u>244,138</u>

Included in accruals and deferred income is £nil (2021: £47,579) in respect of the capital project balance owed to The Parochial Church Council of St. Mary Magdelene, Paddington.

**16a. CREDITORS: AMOUNTS FALLING DUE IN GREATER THAN ONE YEAR**

	2022	2021
	£	£
Other creditors	152,396	195,000

Other creditors comprise two unsecured loans, which are interest free and repayable within two to five years.

**17. STATEMENT OF FUNDS**

	At 1 April 2021	Income	Expenditure	Transfers	At 31 March 2022
	£	£	£	£	£
<b><u>Restricted funds</u></b>					
Education and Skills Funding					
Agency (ESFA)	-	1,639,403	(1,639,403)	-	-
Big Lottery Fund (BBO)	-	501,292	(501,292)	-	-
Tri-borough Public Health	-	274,126	(274,126)	-	-
DWP kickstart	-	234,818	(234,818)	-	-
Donations – Charitable Trusts and Foundations	-	213,748	(213,748)	-	-
Stowe Club rental	-	179,674	(179,674)	-	-
Big Lottery BSCF	-	73,289	(73,289)	-	-
Grand Junction rent & concession	-	27,936	(29,186)	1,250	-
HMRC job retention scheme	-	15,797	(15,797)	-	-
Other fees and contributions	-	134,155	(134,155)	-	-
Total restricted funds	-	<u>3,294,238</u>	<u>(3,295,488)</u>	<u>1,250</u>	-

**PADDINGTON DEVELOPMENT TRUST****NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 MARCH 2022****17. STATEMENT OF FUNDS (continued)**

	At 1 April 2021 £	Income £	Expenditure £	Transfers £	At 31 March 2022 £
<b><u>Unrestricted funds</u></b>					
General funds	419,251	1,145,874	(914,694)	(41,250)	609,181
Designated fund - redundancy costs	100,000	-	(-)	40,000	140,000
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total unrestricted funds	519,251	1,145,874	(914,694)	(1,250)	749,181
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total funds	519,251 =====	4,440,112 =====	(4,210,182) =====	(-) =====	749,181 =====

Details of the purpose of each fund can be found in the Trustees Annual Report.

	At 1 April 2020 £	Income £	Expenditure £	Transfers £	At 31 March 2021 £
<b><u>Restricted funds</u></b>					
Education and Skills Funding Agency (ESFA)	-	1,347,076	(1,347,076)	-	-
Big Lottery Fund (BBO)	-	711,089	(711,089)	-	-
Tri-borough Public Health	-	251,940	(251,940)	-	-
Donations - Charitable Trusts and Foundations	-	158,472	(158,472)	-	-
Stowe Club rental	-	144,995	(144,995)	-	-
Big Lottery BSCF	-	83,745	(83,745)	-	-
Grand Junction rent & concession	-	35,774	(70,563)	34,789	-
HMRC job retention scheme	-	48,620	(48,620)	-	-
Other fees and contributions	-	93,100	(93,100)	-	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total restricted funds	-	2,874,811	(2,909,600)	34,789	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<b><u>Unrestricted funds</u></b>					
General funds	464,779	830,587	(841,326)	(34,789)	419,251
Designated fund - redundancy costs	100,000	-	(-)	(-)	100,000
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total unrestricted funds	564,779	830,587	(841,326)	(34,789)	519,251
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total funds	564,779 =====	3,705,398 =====	(3,750,926) =====	(-) =====	519,251 =====

**PADDINGTON DEVELOPMENT TRUST****NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 MARCH 2022**

<b>18. ANALYSIS OF NET ASSETS BETWEEN FUNDS</b>			<b>Total Funds 2022 £</b>	<b>Total Funds 2021 £</b>
	<b>Unrestricted £</b>	<b>Restricted £</b>		
Tangible fixed assets	6,518	-	6,518	7,770
Cash at bank	894,813	152,396	1,047,209	717,625
Other current assets	239,188	-	239,188	232,994
Current liabilities	(391,338)	(-)	(391,338)	(244,138)
Long-term liabilities	(-)	(152,396)	(152,396)	(195,000)
	<u>749,181</u>	<u>-</u>	<u>749,181</u>	<u>519,251</u>
		<b>Total Funds</b>	<b>Total Funds</b>	
	<b>Unrestricted £</b>	<b>Restricted £</b>	<b>2021 £</b>	<b>2020 £</b>
Tangible fixed assets	7,770	-	7,770	10,359
Cash at bank	522,625	195,000	717,625	619,330
Other current assets	232,994	-	232,994	425,756
Current liabilities	(244,138)	(-)	(244,138)	(445,666)
Long-term liabilities	(-)	(195,000)	(195,000)	(45,000)
	<u>519,251</u>	<u>-</u>	<u>519,251</u>	<u>564,779</u>

**19. NOTES TO THE STATEMENT OF CASHFLOWS****a. Reconciliation of surplus to net cash inflow from operating activities:**

	<b>2022 £</b>	<b>2021 £</b>
Net surplus/(deficit) for the year	229,930	(45,528)
Adjustments to reconcile surplus for the year to net cash flow from operating activities:		
Purchase of fixed assets	(939)	(-)
Bank interest income	(-)	(317)
Depreciation of plant and equipment	2,191	2,589
Working capital movements:		
(Increase) in debtors	(6,194)	(192,762)
(Decrease)/increase in creditors	147,200	(51,528)
Net cash inflow/(outflow) from operating activities	<u>372,188</u>	<u>97,978</u>



**PADDINGTON DEVELOPMENT TRUST**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FOR THE YEAR ENDED 31 MARCH 2022**

**19. NOTES TO THE STATEMENT OF CASHFLOWS (CONTINUED)**

**b. Cash and cash equivalents:**

	2022 £	2021 £
Cash at bank and in hand	1,047,209	717,625

**c. Change in net debt:**

	At 1 April 2021	Reclassification	Cash-flows	At 31 March 2022
Cash	717,625	-	329,584	1,047,209
Loans falling due in less than one year	(-)	(42,604)	(-)	(42,604)
Loans falling due in more than one year	(195,000)	42,604	-	(152,396)
<b>TOTAL NET DEBT</b>	<b>522,625</b>	<b>-</b>	<b>329,584</b>	<b>852,209</b>

**d. Major non-cash transactions:**

There were no major non-cash transactions to disclose (2021: none).

**20. COMPANY STATUS**

The company is a registered charity and private company limited by guarantee and does not have a share capital.

Every member is liable to pay an amount of up to £1 to meet the liabilities of the company in the event that it is wound up or it becomes insolvent.

**21. RELATED PARTY TRANSACTIONS**

During the year the Charity entered into no transactions, in the ordinary course of business, with other related parties with the exception of remuneration paid to its employees (see note 12 above).

**PADDINGTON DEVELOPMENT TRUST****NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 MARCH 2022****22. PENSION COMMITMENTS**

The company operates a defined contribution pension scheme, the PDT Limited Group Personal Pension Scheme with The People's Pension, for all employees. The assets of the scheme are held separately from those of the company in an independently administered fund. At the balance sheet date, unpaid contributions of £8,747 (2021: £6,985) were due to the fund.

**23. OPERATING LEASE COMMITMENTS**

At the balance sheet date, the Charity had the following total future minimum lease payments under non-cancellable operating leases for each of the following periods:

	<b>Land and Buildings</b>	
	<b>2022</b>	<b>2021</b>
<u>Payments due</u>	<u>£</u>	<u>£</u>
Not later than one year	19,712	19,712
Later than one year and not later than five years	19,208	19,208
Later than five years	4,815	9,617
	<u>43,735</u>	<u>48,537</u>
	=====	=====

The Charity entered into a 25-year lease on 28 July 2017 with the St Mary Magdalene Church in Paddington on an annual £1 lease.

**24. CONTINGENT LIABILITIES**

At 31 March 2022, the Charity had no contingent liabilities.

**25. OFF BALANCE SHEET ARRANGEMENTS**

Other than the operating lease commitments disclosed in note 23 there are no material off-balance sheet arrangements to disclose.

**26. EVENTS SINCE THE BALANCE SHEET DATE**

There are no events on which to report.

**27. FINANCIAL INSTRUMENTS**

The Charity has no other financial instruments than basic financial instruments.