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**THE DOCKLAND SETTLEMENTS**

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**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2022**

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THE DOCKLAND SETTLEMENTS

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## THE DOCKLAND SETTLEMENTS

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

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

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## THE DOCKLAND SETTLEMENTS

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

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The Trustees who are also the directors of the Charity for the purposes of the Companies Act 2006, present their report with the financial statements of the Charity for the year ended 31 March 2022. The Trustees have adopted the provisions of Accounting and Reporting of Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

#### **Objectives and activities**

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

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

#### **Public benefit**

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

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## THE DOCKLAND SETTLEMENTS

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

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#### Achievements and performance

##### a. Charitable activities

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

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

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

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

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

##### b. Rotherhithe

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

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

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

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

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

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## THE DOCKLAND SETTLEMENTS

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

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#### Achievements and performance (continued)

##### c. Stratford

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

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

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

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

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

##### d. Isle of Dogs

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

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

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

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

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

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

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## THE DOCKLAND SETTLEMENTS

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

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#### Achievements and performance (continued)

##### e. Arches

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

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

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

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

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

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

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

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

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

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## THE DOCKLAND SETTLEMENTS

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

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#### Financial review

##### a. Financial review

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

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

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

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

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

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

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

##### b. Reserves policy

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

##### c. Designated funds

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

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

##### d. Future plans

Plans for the upcoming financial year include:

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

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## THE DOCKLAND SETTLEMENTS

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

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#### Structure, governance and management

##### a. Governing document

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

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

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

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

A declaration of eligibility supports any appointment to the Board.

##### c. Key management remuneration

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

#### Statement of Trustees' responsibilities

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

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

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

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

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THE DOCKLAND SETTLEMENTS

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

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**Disclosure of information to auditors**

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

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

**Auditors**

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

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



**M Horn**  
(Trustee)

Date: 14 December 2022

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## THE DOCKLAND SETTLEMENTS

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

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#### Opinion

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

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

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

In our opinion the financial statements:

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

#### Basis for opinion

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

#### Conclusions relating to going concern

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

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

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

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## THE DOCKLAND SETTLEMENTS

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

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#### Other information

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

We have nothing to report in this regard.

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

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

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

#### Responsibilities of trustees

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

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

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## THE DOCKLAND SETTLEMENTS

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

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

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

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

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

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

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

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

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

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

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

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## THE DOCKLAND SETTLEMENTS

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

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#### Audit response to risks identified

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

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

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

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

#### Use of our report

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



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

Date: 19/12/22.

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

THE DOCKLAND SETTLEMENTS

STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 MARCH 2022

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

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

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

THE DOCKLAND SETTLEMENTS

**BALANCE SHEET  
AS AT 31 MARCH 2022**

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

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

*A Stead*

**Alan Stead FCA**  
(Trustee)

Date: 14 December 2022

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

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THE DOCKLAND SETTLEMENTS

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STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MARCH 2022

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

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

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## THE DOCKLAND SETTLEMENTS

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

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#### 1. General information

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

#### 2. Accounting policies

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

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

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

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

##### 2.2 Income

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

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

##### 2.3 Expenditure

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

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

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

##### 2.4 Government grants

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

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## THE DOCKLAND SETTLEMENTS

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

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#### 2. Accounting policies (continued)

##### 2.5 Interest receivable

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

##### 2.6 Taxation

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

##### 2.7 Tangible fixed assets and depreciation

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

Depreciation is provided on the following bases:

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

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

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

##### 2.8 Listed investments

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

##### 2.9 Debtors

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

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

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

##### 2.11 Creditors

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

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## THE DOCKLAND SETTLEMENTS

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

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#### 2. Accounting policies (continued)

##### 2.12 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of the current asset investment which is measured at market value.

##### 2.13 Pensions

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

##### 2.14 Fund accounting

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

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

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

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

##### 2.15 Donated services and facilities

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

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

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

Critical accounting estimates and assumptions:

Useful life of tangible fixed assets:

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

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**THE DOCKLAND SETTLEMENTS**

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

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**4. Income from donations and legacies**

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

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**THE DOCKLAND SETTLEMENTS**

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

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

	<i>Unrestricted funds 2021 £</i>	<i>Restricted funds 2021 £</i>	<i>Total funds 2021 £</i>
<b>Grants</b>			
Southwark Council	22,928	9,760	32,688
Newham Council	3,643	10,215	13,858
Tower Hamlets Council	17,222	-	17,222
Greater London Authority	-	4,410	4,410
Empowering Communities	-	2,500	2,500
The London Community Foundation	1,594	-	1,594
Carpenters Co Trust	15,000	15,000	30,000
East End Community Foundation	800	63,502	64,302
Winter Fund	-	9,618	9,618
Canary Wharf	-	1,250	1,250
<b>Subtotal detailed disclosure</b>	<u>61,187</u>	<u>116,255</u>	<u>177,442</u>
Donations	34,438	250	34,688
Donated services and facilities	5,075	-	5,075
<b>Subtotal</b>	<u>39,513</u>	<u>250</u>	<u>39,763</u>
	<u>100,700</u>	<u>116,505</u>	<u>217,205</u>

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**THE DOCKLAND SETTLEMENTS**

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

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**5. Income from other trading activities**

**Income from fundraising events**

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

	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Fundraising events	4,202	<b>4,202</b>

**Income from charitable activities**

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

Included within Sundry income in the current year are amounts totaling £145,498 (2021 - £355,879) relating to furlough grants receivable and a further £Nil (2021 - £27,000) relating to business rates relief.

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**THE DOCKLAND SETTLEMENTS**

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

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

(continued)

	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Classes income	19	19
Community activities & letting	74,174	74,174
Sundry income	382,879	382,879
Playscheme income	16,150	16,150
	473,222	473,222
	473,222	473,222

**6. Investment income**

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

	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Deposit account interest	4	4
Investment income	61,000	61,000
	61,004	61,004
	61,004	61,004

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THE DOCKLAND SETTLEMENTS

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

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7. Expenditure on raising funds

Costs of raising voluntary income

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

  

	Unrestricted funds 2021 £	Total funds 2021 £
Costs of fundraising activities	999	999
	<u>999</u>	<u>999</u>

8. Net income/(expenditure)

Net income/(expenditure) is stated after charging:

	2022 £	2021 £
Auditor's remuneration	5,718	5,718
Depreciation - owned assets	18,000	26,447
	<u>23,718</u>	<u>32,165</u>

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**THE DOCKLAND SETTLEMENTS**

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

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

**Summary by fund type**

	<b>Unrestricted funds 2022 £</b>	<b>Restricted funds 2022 £</b>	<b>Total 2022 £</b>
Running community centre	747,780	34,439	<b>782,219</b>
	<i>Unrestricted funds 2021 £</i>	<i>Restricted funds 2021 £</i>	<i>Total 2021 £</i>
Running community centre	591,756	128,261	720,017

**10. Analysis of expenditure by activities**

	<b>Activities undertaken directly 2022 £</b>	<b>Support costs 2022 £</b>	<b>Total funds 2022 £</b>
Running community centre	775,702	6,517	<b>782,219</b>
	<i>Activities undertaken directly 2021 £</i>	<i>Support costs 2021 £</i>	<i>Total funds 2021 £</i>
Running community centre	712,074	7,943	720,017

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THE DOCKLAND SETTLEMENTS

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

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11. Staff costs

	2022 £	2021 £
Wages and salaries	534,926	520,341
Social security costs	37,003	34,099
Contribution to defined contribution pension schemes	10,035	9,218
	<u>581,964</u>	<u>563,658</u>

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

	2022 No.	2021 No.
Full-time equivalents	<u>26</u>	<u>26</u>

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

12. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2021 - £NIL).

During the year ended 31 March 2022, no Trustee expenses have been incurred (2021 - £NIL).

The Charity considers its key management personnel to comprise of the Trustees, Chief Executive Officer, Operations Director and each of the three Centre Managers. Total key personnel remuneration during the year was £190,376 gross pay (2021 - £185,967) and £20,169 employer's National Insurance (2021 - £19,602).

THE DOCKLAND SETTLEMENTS

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

13. Tangible fixed assets

	Leasehold property £	Long-term leasehold property £	Motor vehicles £	Fixtures and fittings £	Total £
<b>Cost or valuation</b>					
At 1 April 2021	720,867	200,000	84,091	234,872	1,239,830
Additions	-	-	27,493	-	27,493
At 31 March 2022	<u>720,867</u>	<u>200,000</u>	<u>111,584</u>	<u>234,872</u>	<u>1,267,323</u>
<b>Depreciation</b>					
At 1 April 2021	363,127	-	84,091	226,628	673,846
Charge for the year	14,000	-	-	4,000	18,000
At 31 March 2022	<u>377,127</u>	<u>-</u>	<u>84,091</u>	<u>230,628</u>	<u>691,846</u>
<b>Net book value</b>					
At 31 March 2022	<u>343,740</u>	<u>200,000</u>	<u>27,493</u>	<u>4,244</u>	<u>575,477</u>
At 31 March 2021	<u>357,740</u>	<u>200,000</u>	<u>-</u>	<u>8,244</u>	<u>565,984</u>

14. Fixed asset investments

	Listed investments £	Fixed asset investments £	Total £
<b>Cost or valuation</b>			
At 1 April 2021	2,490,135	30	2,490,165
Additions	341,331	-	341,331
Disposals	(310,780)	-	(310,780)
Revaluations	(28,282)	-	(28,282)
At 31 March 2022	<u>2,492,404</u>	<u>30</u>	<u>2,492,434</u>

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

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THE DOCKLAND SETTLEMENTS

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

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15. Debtors

	2022 £	2021 £
<b>Due within one year</b>		
Trade debtors	64	67
Other debtors	14,448	3,915
Prepayments and accrued income	-	31,999
	<u>14,512</u>	<u>35,981</u>

16. Creditors: Amounts falling due within one year

	2022 £	2021 £
Trade creditors	13,377	5,247
Other taxation and social security	10,245	9,599
Other creditors	3,379	2,033
Accruals and deferred income	55,004	20,907
	<u>82,005</u>	<u>37,786</u>

17. Deferred income

	2022 £	2021 £
Deferred income at 1 April 2021	14,327	4,570
Resources deferred during the year	55,805	9,757
Amounts released from previous periods	(14,327)	-
<b>Deferred income at 31 March 2022</b>	<u>55,805</u>	<u>14,327</u>

THE DOCKLAND SETTLEMENTS

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

18. Statement of funds

Statement of funds - current year

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

THE DOCKLAND SETTLEMENTS

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

18. Statement of funds (continued)

**Restricted funds**

Stratford Building Improvement Fund	131,127	-	(4,000)	(127,127)	-	-
Arches Redevelopment Fund	41,604	-	-	-	-	41,604
Art for All	883	-	(883)	-	-	-
The Hedley Foundation	1,150	-	(1,150)	-	-	-
Lyle's Local Fund - line dancing	760	-	(760)	-	-	-
Canary Wharf Docklands Old Boys Project	1,376	4,000	(5,376)	-	-	-
Empowering Communities Zumba	3,000	-	(3,000)	-	-	-
Southwark Council	2,500	-	(1,690)	-	-	810
United St Saviours	-	8,600	(8,600)	-	-	-
East End Community Foundation	-	1,700	(1,700)	-	-	-
Charterhouse	-	3,000	(3,000)	-	-	-
Austin Hope	-	4,560	(2,280)	-	-	2,280
Arnold Clark	-	1,000	(1,000)	-	-	-
Gym tots	-	1,000	(1,000)	-	-	-
Access Sport	-	2,520	-	-	-	2,520
	-	2,000	-	-	-	2,000
	<u>182,400</u>	<u>28,380</u>	<u>(34,439)</u>	<u>(127,127)</u>	<u>-</u>	<u>49,214</u>
<b>Total of funds</b>	<u><u>3,146,919</u></u>	<u><u>744,618</u></u>	<u><u>(783,796)</u></u>	<u><u>-</u></u>	<u><u>(28,282)</u></u>	<u><u>3,079,459</u></u>

THE DOCKLAND SETTLEMENTS

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

18. Statement of funds (continued)

Statement of funds - prior year

	<i>Balance at 1 April 2020 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Transfers in/out £</i>	<i>Gains/ (Losses) £</i>	<i>Balance at 31 March 2021 £</i>
<b>Unrestricted funds</b>						
<b>Designated funds</b>						
Fixed Asset Fund	-	-	-	235,657	-	235,657
Future Capital Investment Fund	-	-	-	1,890,000	-	1,890,000
Arches Project Fund	-	-	-	150,000	-	150,000
Minibuses for Playcare Fund	-	-	-	37,500	-	37,500
Community Vehicle Fund	-	-	-	5,000	-	5,000
Cost of Living Contingency Fund	-	-	-	100,000	-	100,000
Minibus fund	-	-	-	200,000	-	200,000
	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,618,157</u>	<u>-</u>	<u>2,618,157</u>
<b>General funds</b>						
General Fund	2,264	638,328	(578,338)	(292,500)	276,608	46,362
Fixed Asset Fund	249,274	800	(14,417)	(235,657)	-	-
Future Capital Investment Fund	1,890,000	-	-	(1,890,000)	-	-
Building Fund	200,000	-	-	(200,000)	-	-
	<u>2,341,538</u>	<u>639,128</u>	<u>(592,755)</u>	<u>(2,618,157)</u>	<u>276,608</u>	<u>46,362</u>
<b>Total Unrestricted funds</b>	<u>2,341,538</u>	<u>639,128</u>	<u>(592,755)</u>	<u>-</u>	<u>276,608</u>	<u>2,664,519</u>

THE DOCKLAND SETTLEMENTS

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

18. Statement of funds (continued)

	<i>Balance at 1 April 2020</i>	<i>Income</i>	<i>Expenditure</i>	<i>Transfers in/out</i>	<i>Gains/ (Losses)</i>	<i>Balance at 31 March 2021</i>
	£	£	£	£	£	£
<b>Endowment funds</b>						
Stanley Spooner Will Trust Fund	300,000	-	-	-	-	300,000
<b>Restricted funds</b>						
Stratford Building Improvement Fund	135,248	-	(4,121)	-	-	131,127
Southwark Council	7,909	-	(7,909)	-	-	-
Arches Redevelopment Fund	41,604	-	-	-	-	41,604
Art for All	983	-	(100)	-	-	883
One Housing	2,002	-	(2,002)	-	-	-
The Hedley Foundation	1,150	-	-	-	-	1,150
Lyle's Local Fund - line dancing	760	-	-	-	-	760
Canary Wharf	1,500	-	(124)	-	-	1,376
Docklands Old Boys Project	3,000	-	-	-	-	3,000
Empowering Communities Zumba	-	2,500	-	-	-	2,500
Southwark Council	-	85,585	(85,585)	-	-	-
Canary Wharf Group	-	250	(250)	-	-	-
United St Saviours	-	4,410	(4,410)	-	-	-
East End Community Foundation	-	3,360	(3,360)	-	-	-
Charterhouse	-	6,400	(6,400)	-	-	-
Austin Hope	-	4,000	(4,000)	-	-	-
Arnold Clark	-	10,000	(10,000)	-	-	-
	<u>194,156</u>	<u>116,505</u>	<u>(128,261)</u>	<u>-</u>	<u>-</u>	<u>182,400</u>
<b>Total of funds</b>	<u>2,835,694</u>	<u>755,633</u>	<u>(721,016)</u>	<u>-</u>	<u>276,608</u>	<u>3,146,919</u>

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## THE DOCKLAND SETTLEMENTS

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

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#### 18. Statement of funds (continued)

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

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

Stratford Building Improvements Fund is for the purposes of improving the building at the Charity's Stratford site. Included in this fund is a tangible fixed asset that has been transferred from restricted to unrestricted funds during the year as the asset had been purchased from a restricted fund donation but is held for a general and not a restricted purpose.

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

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

Minibuses for Playcare Fund represents funds set aside for the purchase of 2 new minibuses to help in the operation of the playcare centres. Community Vehicle Fund represents funds set aside for the purchase of a minibus or similar vehicle to help in operation of the Food Bank and other community projects. All funds have been transferred from the Community Vehicle Fund to the Minibuses for Playcare Fund during the year.

The Cost of Living Contingency Fund (formerly known as the Covid Contingency Fund) represented funds that have been set aside for wages, the food bank or emergencies as a result of any Covid restrictions, £70,000 of this fund have been transferred to general funds during the year, the remaining £30,000 is now held as a contingency fund for the increase in the cost of living.

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

THE DOCKLAND SETTLEMENTS

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

19. Summary of funds

Summary of funds - current year

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

Summary of funds - prior year

	Balance at 1 April 2020 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 March 2021 £
Designated funds	-	-	-	2,618,157	-	2,618,157
General funds	2,341,538	639,128	(592,755)	(2,618,157)	276,608	46,362
Endowment funds	300,000	-	-	-	-	300,000
Restricted funds	194,156	116,505	(128,261)	-	-	182,400
	<u>2,835,694</u>	<u>755,633</u>	<u>(721,016)</u>	<u>-</u>	<u>276,608</u>	<u>3,146,919</u>

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**THE DOCKLAND SETTLEMENTS**

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

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

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

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

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

	<i>Unrestricted funds 2021 £</i>	<i>Restricted funds 2021 £</i>	<i>Endowment funds 2021 £</i>	<i>Total funds 2021 £</i>
Tangible fixed assets	434,857	131,127	-	565,984
Fixed asset investments	2,190,165	-	300,000	2,490,165
Current assets	77,283	51,273	-	128,556
Creditors due within one year	(37,786)	-	-	(37,786)
<b>Total</b>	<u>2,664,519</u>	<u>182,400</u>	<u>300,000</u>	<u><b>3,146,919</b></u>

**21. Related party transactions**

During the year, the Charity employed one of the CEO's children, who received total remuneration of £30,863 gross pay (2021 - £30,863) and employer's national insurance of £3,039 (2021 - £3,047). The employment contract and salary rates are part of the normal course of the Charity's operations and have been carried out on an arm's length basis.

**22. COVID-19**

The restrictions imposed on organisations following the COVID-19 outbreak has affected the Charity in that a number of the Charity's income producing activities had to cease for significant periods of the year. However, it is envisaged that post balance sheet date there will be less impact on the charities operations and the Trustees believe that the Charity has sufficient reserves to carry on providing services to local people for the foreseeable future.

THE DOCKLAND SETTLEMENTS

NOTES TO THE FINANCIAL STATEMENTS  
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23. Reconciliation of net movement in funds to net cash flow from operating activities

	2022 £	2021 £
Net income/expenditure for the year (as per Statement of Financial Activities)	(67,460)	311,225
<b>Adjustments for:</b>		
Depreciation charges	18,000	26,447
(Gains)/losses on investments	28,282	(276,608)
Interest received	(58,113)	(61,004)
Interest paid	81	-
Decrease/(increase) in debtors	21,470	(12,217)
Increase(decrease) in creditors	44,218	(14,184)
<b>Net cash used in operating activities</b>	<b>(13,522)</b>	<b>(26,341)</b>

24. Analysis of cash and cash equivalents

	2022 £	2021 £
Cash in hand	79,041	92,575

25. Analysis of changes in net debt

	At 1 April 2021 £	Cash flows £	At 31 March 2022 £
Cash at bank and in hand	92,575	(13,534)	79,041