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**THE DOCKLAND SETTLEMENTS**

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**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

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## THE DOCKLAND SETTLEMENTS

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## THE DOCKLAND SETTLEMENTS

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

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**Trustees**

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

**Charity registered  
number** 202349

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

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

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## THE DOCKLAND SETTLEMENTS

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

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The Trustees who are also the directors of the Charity for the purposes of the Companies Act 2006, present their report with the financial statements of the Charity for the year ended 31 March 2025. The Trustees have adopted the provisions of Accounting and Reporting of Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

#### **Objectives and activities**

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

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

#### **Public benefit**

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

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## THE DOCKLAND SETTLEMENTS

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

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#### Achievements and performance

##### Charitable activities

###### a. Stratford

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

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

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

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

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

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

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

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

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

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## THE DOCKLAND SETTLEMENTS

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

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#### Achievements and performance (continued)

##### b. Rotherhithe

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

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

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

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

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

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## THE DOCKLAND SETTLEMENTS

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

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#### Achievements and performance (continued)

##### c. Isle of Dogs

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

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

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

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

##### d. Conclusion

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

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

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

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## THE DOCKLAND SETTLEMENTS

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

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#### a. Financial review

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

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

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

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

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

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

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

#### b. Reserves policy

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

#### c. Designated funds

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

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## THE DOCKLAND SETTLEMENTS

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

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

Plans for the upcoming financial year include:

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

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## THE DOCKLAND SETTLEMENTS

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

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#### Structure, governance and management

##### a. Governing document

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

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

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

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

A declaration of eligibility supports any appointment to the Board.

##### c. Key management remuneration

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

#### Statement of Trustees' responsibilities

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

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

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

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

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**THE DOCKLAND SETTLEMENTS**

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

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**Disclosure of information to auditors**

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

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

**Auditors**

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

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

*Mark Horn*

**M Horn**  
(Trustee)

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## THE DOCKLAND SETTLEMENTS

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

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#### Opinion

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

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

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

In our opinion the financial statements:

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

#### Basis for opinion

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

#### Conclusions relating to going concern

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

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

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

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## THE DOCKLAND SETTLEMENTS

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

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#### Other information

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

We have nothing to report in this regard.

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

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

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

#### Responsibilities of trustees

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

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

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## THE DOCKLAND SETTLEMENTS

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

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

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

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

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

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

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

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

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

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

Additional audit procedures performed by the audit engagement team included:

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

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

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

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## THE DOCKLAND SETTLEMENTS

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

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Audit procedures in response to the identified areas above:

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

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

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

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

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

*Barnes Roffe.*

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

Chartered Accountants  
Statutory Auditor  
Leytonstone House  
Leytonstone  
London  
E11 1GA

09-Dec-2025

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

**THE DOCKLAND SETTLEMENTS**

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

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

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

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

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**THE DOCKLAND SETTLEMENTS**

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**BALANCE SHEET  
AS AT 31 MARCH 2025**

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

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

*Alan Stead*

**Alan Stead**  
(Trustee)

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

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**THE DOCKLAND SETTLEMENTS**

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

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

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

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## THE DOCKLAND SETTLEMENTS

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

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#### 1. General information

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

#### 2. Accounting policies

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

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

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

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

##### 2.2 Income

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

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

##### 2.3 Expenditure

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

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

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

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## THE DOCKLAND SETTLEMENTS

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

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#### 2. Accounting policies (continued)

##### 2.4 Interest receivable

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

##### 2.5 Taxation

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

##### 2.6 Tangible fixed assets and depreciation

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

Depreciation is provided on the following bases:

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

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

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

##### 2.7 Investments

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

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

##### 2.8 Debtors

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

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

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

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## THE DOCKLAND SETTLEMENTS

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

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#### 2. Accounting policies (continued)

##### 2.10 Creditors

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

##### 2.11 Financial instruments

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

##### 2.12 Pensions

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

##### 2.13 Fund accounting

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

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

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

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

##### 2.14 Donated services and facilities

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

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## THE DOCKLAND SETTLEMENTS

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

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

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

Critical accounting estimates and assumptions:

Useful life of tangible fixed assets:

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

#### 4. Income from donations and legacies

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

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**THE DOCKLAND SETTLEMENTS**

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

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

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

**5. Income from other trading activities**

**Income from fundraising events**

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

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**THE DOCKLAND SETTLEMENTS**

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

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

**Income from fundraising events (continued)**

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

**Income from non charitable trading activities**

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

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

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THE DOCKLAND SETTLEMENTS

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

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6. Investment income

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

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

7. Expenditure on raising funds

Costs of raising voluntary income

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

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**THE DOCKLAND SETTLEMENTS**

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

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

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

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

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

Net income/(expenditure) is stated after charging:

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

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

**Summary by fund type**

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

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**THE DOCKLAND SETTLEMENTS**

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

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

**Summary by fund type (continued)**

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

**10. Analysis of expenditure by activities**

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

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

**11. Staff costs**

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

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## THE DOCKLAND SETTLEMENTS

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

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#### 11. Staff costs (continued)

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

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

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

#### 12. Trustees' remuneration and expenses

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

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

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

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**THE DOCKLAND SETTLEMENTS**

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

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**13. Tangible fixed assets**

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

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## THE DOCKLAND SETTLEMENTS

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

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#### 14. Fixed asset investments

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

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

#### 15. Debtors

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

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**THE DOCKLAND SETTLEMENTS**

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

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

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

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

THE DOCKLAND SETTLEMENTS

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

17. Statement of funds

Statement of funds - current year

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

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**THE DOCKLAND SETTLEMENTS**

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

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

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

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THE DOCKLAND SETTLEMENTS

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

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17. Statement of funds (continued)

Statement of funds - current year (continued)

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

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**THE DOCKLAND SETTLEMENTS**

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

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

**Statement of funds - prior year**

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

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**THE DOCKLAND SETTLEMENTS**

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

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

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

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**THE DOCKLAND SETTLEMENTS**

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

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**18. Summary of funds**

**Summary of funds - current year**

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

**Summary of funds - prior year**

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

**19. Related party transactions**

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

**20. Pension commitments**

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

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**THE DOCKLAND SETTLEMENTS**

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

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

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

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

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

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

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**THE DOCKLAND SETTLEMENTS**

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

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

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

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

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

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

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