

Registered Company No 9689992
Registered Charity No 1166655

OSPREY QUAY MANAGEMENT SERVICES COMPANY LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2017

SATURDAY



A6I0IHJM

A12

28/10/2017

#107

COMPANIES HOUSE

CONTENTS

	PAGE
CHAIRMANS REPORT	3
TRUSTEES' REPORT	4
INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES AND MEMBERS OF OSPREY QUAY MANAGEMENT SERVICES COMPANY LIMITED	9
STATEMENT OF FINANCIAL ACTIVITIES	11
BALANCE SHEETS	12
STATEMENT OF CASH FLOWS	13
NOTES TO THE FINANCIAL STATEMENTS	14

OSPREY QUAY MANAGEMENT SERVICES COMPANY LIMITED
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2017

CHAIRMAN'S REPORT

Osprey Quay Management Services Limited is a charity that is committed to managing the green space at Osprey Quay for the benefit of communities.

On the 21st April 2016 Osprey Quay Management Services Limited obtained its charitable status.

On the 1st October 2016 the assets and liabilities of Osprey Quay Management Company Limited, including the land, were transferred to the Charity.

Investments

Over the period 1st October 2016 to 31st March 2017 the value of the investments held by the company grew by 2.8%.

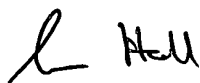
A favourable income yield on our investments of 3.5% in 2016/17 enables us to manage our sites sustainably to achieve our charitable outcomes and to fund future improvements.

Benefits

Osprey Quay is nine hectares of open space in Portland, Dorset which includes flood defences, open space areas of the business park and the promenade between Portland Castle and the marina. The site is nestled between the waterfront and the sailing area used in the 2012 summer Olympics and the popular Chesil Beach.

The surrounding attractions ensure that the open space at Osprey Quay and the 1.3km of footpaths and interpretation signs around are well used and provide additional opportunities for walking and informal health opportunities. However public access to this flat area of open space between Weymouth and Portland has also provided an ideal location for inclusion in a number of mass participation events including the Portland Marathon in February 2017, over 400 runners took part in the 20k round the island race and over 350 people take part in the Osprey Sprint Triathlon which starts and finishes at Osprey Quay in April and October. The events are regularly supported by many spectators and locals. But it's not just about elite athletes, the flat open space on the site has also provided an ideal location for a local bike recycling group to teach local children to ride and repair bikes with the promenade providing an ideal location for learners to gain confidence.

The biodiversity of this small coastal site continues to improve and active management of the stone bunds around the marina have allowed salt loving species to flourish including Sea lavender. Wall lizards are regularly seen along the marina walls and the rare Silver studded blue butterfly can be seen in summer and the population appears to be growing in this protected habitat.



Euan Hall
Chairman

6th October 2017

OSPREY QUAY MANAGEMENT SERVICES COMPANY LIMITED
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2017

TRUSTEES' REPORT:

LEGAL AND ADMINISTRATIVE

STRUCTURE

Osprey Quay Management Services Company Limited is a charity registered with the Charity Commission in England and Wales No. 1166655, it obtained its charitable status on 21st April 2016.

The Trust's governing documents are its Articles of Association.

On the 1st October 2016 the assets and liabilities of Osprey Quay Management Company Limited were purchased for a consideration of £nil by Osprey Quay Management Services Company Limited.

The sole Member of the company is The Land Restoration Trust Limited (The Land Trust).

The Company operates within the same Policies and Procedures of The Land Trust. The Land Trust operates an Audit, Investment, Remuneration & HR and Nominations Committee that reports to the Trustees of that Company.

OSPREY QUAY MANAGEMENT SERVICES COMPANY LIMITED DIRECTORS

The Directors of the company are its Trustees for the purpose of Company Law and throughout this report are collectively referred to as the Trustees. The Trustees who served throughout the year, were Euan Hall, Helen Norris (appointed 6th April 2016), Alan Carter (resigned 6th April 2016) and Iain Taylor (resigned 25th November 2016).

PRINCIPAL AND REGISTERED OFFICE

7 Birchwood One
Dewhurst Road
Birchwood
Warrington WA3 7GB

PROFESSIONAL ADVISORS

The charities main advisors are:

EXTERNAL AUDITORS

Saffery Champness LLP
71 Queen Victoria Street
London
EC4V 4BE

SOLICITORS

The Charity with The Land Trust operates a framework agreement with various solicitors. Firms are tasked from time to time according to their expertise.

INTERNAL AUDITORS

Mazars LLP
Tower Building
Water Street
Liverpool L3 1PQ

INVESTMENT MANAGERS

CCLA Investment Management Ltd
Senator House
85 Queen Victoria Street
London EC4V 4ET

BANKERS

Barclays Plc
1st Floor
3 Hardman Street
Spinningfields
Manchester, M3 3HF

GOVERNANCE AND MANAGEMENT

Trustees – recruitment and emoluments

Our Trustees have been recruited to provide the skills and experience required to govern the Charity. The Trustees, who comprise the Board of the Company, did not receive any remuneration from the Charity during the period. When recruited, Trustees are inducted by attending workshops and other training arranged by the Executive. Travelling and subsistence expenses incurred by the Trustees on Board business amounted to nil.

The Trustees have benefited from Trustee indemnity insurance throughout the year.

OSPREY QUAY MANAGEMENT SERVICES COMPANY LIMITED
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2017

The Board

The Board usually meets four times a year, additional ad hoc meetings of the Board or Trustees take place during the year.

Key Personnel

The charity has no directly employed staff. The Trustees act as key management personnel and are not remunerated, any additional services provided are the parent charity and so all employee policies are set at Group level.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

Health and Safety

The Board considers the health, safety and well-being of volunteers, suppliers and visitors to our sites as a governance priority.

The Board is ultimately responsible for compliance with Health and Safety legislation. The day-to-day responsibility is delegated to the Chief Executive and the Director of Portfolio Management of The Land Trust, who are together responsible for compliance, relevant policy development and performance.

During the course of the year there were no significant accidents or incidents involving volunteers, contractors, or visitors to the site. All staff have completed training sessions outlining health and safety responsibilities of the organisation and the individual employees as expressed in the Health and Safety at Work Act 1974. The Trust has the systems in place to ensure these responsibilities are met. We continue to work closely with our managing agent to develop robust and complementary best practice.

Financial Reporting

The Trustees (who are also Directors of Osprey Quay Management Services Company Limited for the purposes of Company Law) are responsible for preparing the Trustees' Annual Report, including the Strategic Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and the group and of the incoming resources and application of resources, including the income and expenditure, of the charitable company and group 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 in the Charities Statement of Recommended Practice (SORP);
- make judgments and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The Trustees are responsible for ensuring proper accounting records are kept that disclose with reasonable accuracy at any time the financial position of the charitable company and the group and enable them to ensure that the financial statements comply with the Companies Act 2006.

They are also responsible for safeguarding the assets of the charitable company and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

OSPREY QUAY MANAGEMENT SERVICES COMPANY LIMITED
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2017

OBJECTIVES AND ACTIVITIES

The Charity's objects ("the Objects") are specifically restricted to the following:

- To promote the conservation, protection and improvement of the physical and natural environment anywhere in Osprey Quay and insofar as may be charitable according to the laws of England and Wales in other parts of the United Kingdom;
- To create, provide, improve and/or maintain, and own open spaces, woodlands and forests for the benefit of the public to be used as areas of informal recreation, play sport or other leisure time activities and for any other purpose consistent with this object and for the benefit of the community anywhere in Osprey Quay;
- To provide facilities in the interest of social welfare for recreation and leisure time occupation with the object of improving the conditions of life for those living or working anywhere in Osprey Quay;
- To promote sustainable development for the benefit of the public by the preservation, conservation and the protection of the environment and the prudent use of natural resources and the promotion of biological diversity;
- To advance the education of the public in subjects relating to sustainable development and the protection, enhancement and rehabilitation of the environment;
- To promote the voluntary sector for the benefit of the public by supporting local community based groups to maintain open spaces, woodlands and forests for the benefit of the public to be used as areas of informal recreation, play or other leisure time activities and for any other purpose consistent with this object and for the benefit of the community anywhere in Osprey Quay; &
- To promote urban and rural regeneration in areas of economic and social deprivation by all or any of the following means:
 - the advancement of education, training or retraining, particularly among unemployed people, and providing unemployed people with work experience;
 - the maintenance, improvement or provision of public amenities;
 - the provision or assistance in the provision of recreational facilities for the public at large and/or those who, by reason of their youth, age, infirmity or disablement, poverty or social and economic circumstances, have need of such facilities;
 - the protection or conservation of the environment.

We describe the various ways in which The Trust has achieved these objectives during the last year within the Chairman's Report.

PUBLIC BENEFIT

A Charity is required to meet one or more of the prescribed charitable purposes as set out in the Charities Act 2011. In planning the Trust's activities, the Trustees have had regard to the Charity Commission's guidance (RR2 - Promotion of Urban and Rural Regeneration) on public benefit.

The public benefit lies in the provision of land for a charitable purpose either as a public amenity or in its preservation or conservation.

OSPREY QUAY MANAGEMENT SERVICES COMPANY LIMITED
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2017

STRATEGIC REPORT

ACHIEVEMENTS AND PERFORMANCE

A summary of the activities undertaken by the Trust during the year and its achievements and performance are set out in the Chairman's Report.

FINANCIAL REVIEW

Overview and Income

The principal sources of income for the Company in 2016/17 are investment income and capital receipts in the form of site funding. Capital receipts are invested to generate investment income which is used to cover the cost of managing Osprey Quay for public benefit. The Trust received £1.29m of site funding in year ended 31 March 2017 (2015/16: nil) which represents funding transferred to the Charity.

The Charities Investment Income provides the ongoing revenue to fund the Charitable Activities. During the year investment income was £0.025m (2015/16: nil).

Other Trading Activities income is the Service Charge income for the period 1st October 2016 to 31st March 2017.

Expenditure

Total expenditure in 2016/17 was £0.038m (2015/16: nil), this represents the expenditure in relation to the Service Charge and the Flood Barrier at Osprey Quay.

The Charity generated a net incoming resource surplus (before Gains & Losses on Investments) of £1.3m (2015/16 nil). The surplus is taken to the Trust's reserves and those funds with restrictions are held to be applied in accordance with the restrictions.

Financial Investment Policy and Performance

The Charity's Investment Policy is in line with the Investment Policy of its Member (the Land Trust), this is reviewed by The Land Trust's Investment Committee which sets out the long-term investment objectives. These are essentially to generate a level of income to meet its related site expenditure whilst maintaining the long term purchasing power of capital and income against inflation. The value of the portfolio was £1.34m as at 31 March 2017 (31 March 2016: nil)

Financial Reserves

The Trustees ensure that an adequate level of reserves is maintained to enable the Charity to manage financial risk and ensure there is sufficient funding for the long term financing of site maintenance.

When the Charity took on Osprey Quay, it committed to keeping the site open to the public in perpetuity and it must therefore plan over the long term. However, as incoming resources are mainly generated from investment returns, the Charity is subject to the effects of short term volatility in these returns. The Charity ensures that, in the face of potentially volatile investment returns, adequate liquid resources are held to meet short term maintenance cost commitments.

Expenditure on Osprey Quay is funded through a combination of Service Charges and investment income generated from the investment of site funding received on acquisition. Expenditure is carefully planned not to exceed available funds; for example, if investment income were to decrease, the level of expenditure to which the Charity commits would also decrease. The Charity monitors its reserves, enabling it to maintain an adequate level of reserves to cover any short term short fall in investment income.

The Charity also reviews its central overhead commitments both to ensure they are commensurate with the needs of the organisation and the level of free reserves held is adequate to meet these obligations.

The Charities minimum level of Free Reserves has been determined to be 4 months of non-service charge expenditure (£5,000), as at 31st March 2017 the level of Free Reserves is £14,673.

The Charity holds reserves to be applied to future activities in a number of categories;

- | | |
|----------------------|---|
| Unrestricted General | – these funds can be used for any of the Charity's charitable purposes |
| Restricted | – these funds are applied to the various specific purposes intended by the donors |

Unrestricted Funds

The General funds at 31 March 2017 amounted to £0.015m (2015/16: nil).

OSPREY QUAY MANAGEMENT SERVICES COMPANY LIMITED
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2017

Restricted Funds

At 31 March 2017 the Restricted Funds amounted to £1.326m (2015/16: nil). These funds are invested in the Charity's long term discretionary investment portfolio.

Related Parties

These are the Trustees and Member organisations and details of these transactions are set out in Note 18 under Related Party transactions.

PLANS FOR FUTURE PERIODS

The Charity's plans for future periods are set out in the Chairman's Report.

PRINCIPAL RISKS AND UNCERTAINTIES

The Charities risk management processes are designed to enable the Board, on the advice of the Audit Committee which considers reports from the Land Trust's Director of Finance, to conclude whether the major risks to which the Charity is exposed have been identified and reviewed, and systems and procedures have been established to mitigate these risks.

The Charity has currently identified the main risk as the 'Delivery of the Business Plan', incorporating specific sub-risks with the implementation of the Service Charge Strategy.

Other principal risks include the ability to recruit and retain key staff with the correct skills/knowledge and reliance on these key individuals within a small organisation.

Major risks are those which have a combined high impact and probability of occurring and would, if they occurred, have a severe impact on either operational performance or achievement of purpose and objectives, or could damage the Company's reputation. The Trustees concentrate their efforts on ensuring that the most serious risks are being managed effectively. These are reported regularly to the Board and are also considered in detail periodically by the Audit Committee.

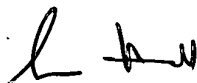
The Charities approach addresses risk in a wide context, with emphasis on strategic, environmental and operational risks in addition to the more familiar areas of financial risks, compliance with statutory requirements and internal control procedures. The Charity assesses risk in terms of its financial and reputational impact and its impact on the delivery of its key objectives. We are confident that our methodology enables us to identify and manage the major risks facing the Charity.

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

The Trustees have confirmed that, as far as they are aware, there is no relevant audit information of which the auditors are unaware. Each of the Trustees has confirmed that they have taken all the steps that they ought to have taken as Trustees, in order to make themselves aware of any relevant audit information and to establish that it has been communicated to the auditors.

AUDITORS

A resolution to re-appoint Saffery Champness will be proposed at the forthcoming Annual General Meeting.



Euan Hall
Chairman

6th October 2017

OSPREY QUAY MANAGEMENT SERVICES COMPANY LIMITED
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2017

INDEPENDENT AUDITORS REPORT TO THE TRUSTEES AND MEMBERS OF OSPREY QUAY MANAGEMENT SERVICES LIMITED

We have audited the financial statements of Osprey Quay Management Services Company Limited for the period ended 31 March 2017 set out on pages 11 to 21. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard FRS 102.

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of trustees and auditors

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

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

Scope of the audit of the financial statements

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

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the charity's state of affairs as at 31 March 2017 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the Companies Act 2006.

Other matters prescribed by the Companies Act 2006

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

- the information given in the Trustees' Annual Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Trustees' Annual Report have been prepared in accordance with applicable legal requirements.

OSPREY QUAY MANAGEMENT SERVICES COMPANY LIMITED
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2017

Matters on which we are required to report by exception

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

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

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

Saffery Champness LLP

.....
Cara Turtington (Senior Statutory Auditor)

For and on behalf of

Saffery Champness LLP
Chartered Accountants

71 Queen Victoria Street
London, EC4V 4BE

Statutory Auditors

Date: *19 October 2017*

Saffery Champness LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

OSPREY QUAY MANAGEMENT SERVICES COMPANY LIMITED
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2017

STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31 MARCH 2017

	Note	Unrestricted Funds £	Restricted Funds £	Year Ended 31/03/2017 £
Income from:				
Other Trading Activities	2	-	24,918	24,918
Site Funding	3	-	1,294,625	1,294,625
Investments	4	22,584	-	22,584
Total Income		22,584	1,319,543	1,342,127
Expenditure on:				
Raising funds	6	-	-	-
Charitable Activities	6	7,650	30,273	37,923
Total expenditure		7,650	30,273	37,923
Net gains/(losses) on investments		-	36,936	36,936
Corporation Tax	7	(261)	-	(261)
Net income/(expenditure)		14,673	1,326,206	1,340,879
Net Movement in funds		14,673	1,326,206	1,340,879
Reconciliation of Funds				
Total Funds brought forward		-	-	-
Total Funds carried forward	13	14,673	1,326,206	1,340,879

The Statement of Financial Activities reflect both the Service Charge and Investment income and expenditure for the period 1st October 2016 to 31st March 2017, prior to this period no trading took place during the year. The Charity has no recognised gains or losses other than as stated in the Statement of Financial Activities.

OSPREY QUAY MANAGEMENT SERVICES COMPANY LIMITED
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2017

BALANCE SHEET AS AT 31 MARCH 2017

	Note	31/03/2017 £
Fixed Assets		
Tangible assets		1
Investments	9	1,341,354
Total Fixed Assets		1,341,355
Current Assets		
Debtors	10	14,810
Cash in bank and in hand		48,071
Total Current Assets		62,881
Liabilities		
Creditors: falling due within one year	11	(63,357)
Net Current Assets		(476)
Total Net Assets		1,340,879
The funds of the charity:		
Restricted Funds	14	1,326,206
Unrestricted Funds	14	14,673
Total Charity funds	14	1,340,879

The financial statements were approved by the Trustees and authorised for issue on 6th October 2017 and signed on its behalf by:



Euan Hall
Trustee

OSPREY QUAY MANAGEMENT SERVICES COMPANY LIMITED
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2017

STATEMENT OF CASH FLOWS

	Note	Year Ended 31/03/2017 £
Net cash provided by (used in) operating activities	14	35,281
Cash flows from investing activities:		
Dividends, interest and rents from investments		22,584
Purchase of investments		(1,304,418)
Purchase of Tangible Assets		(1)
Proceeds from sale of investments		-
Net cash used in investing activities		(1,281,835)
Cash flows from financing activities:		
Additions to Site funding		1,294,625
Net cash provided by financing activities		1,294,625
Change in cash and cash equivalents in the reporting period		48,071
Cash and cash equivalents at the beginning of the reporting period		-
Cash and cash equivalents at the end of the reporting period		48,071
Change in cash and cash equivalents in the reporting period		48,071

OSPREY QUAY MANAGEMENT SERVICES COMPANY LIMITED
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2017

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1 ACCOUNTING POLICIES:

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

BASIS OF PREPARATION AND ASSESSMENT OF GOING CONCERN

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) – (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The trust constitutes a public benefit entity as defined by FRS 102.

The Trust has a clear focus on managing its costs and, working within its appetite for risk, seeks to generate maximum income from its investment portfolio.

We continue to review and prepare long term forecasts and projections to show that:

- ~~The projected income from each endowment and site fund is sufficient to meet its expected operating costs and~~
- The contribution margin earned from the management of these sites, plus the Disengagement Grant, is sufficient to meet central costs such that the Trust generate will equate Working Capital to remain financially sustainable in the long term.

The Trustees have therefore continued to adopt the Going Concern basis in preparing the annual Financial Statements.

REDUCED DISCLOSURES

The Company has taken advantage of the exemptions from the following disclosure requirements:

- Section 11 'Basic Financial Instruments'; &
- Section 12 'Other Financial Instrument Issues.'

INCOME

All income is recognised once the Trust has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Interest on funds held on deposit is accrued and the amount can be measured reliably by the charity; this is normally upon notification of the interest payable by the bank. Dividends are recognised once the dividend has been declared and notification has been received of the dividend due. This is normally upon notification by our investment advisor of the dividend yield of the investment portfolio.

DONATED SERVICES AND FACILITIES

Donated professional services and donated facilities are recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), the general volunteer time is not recognised and refer to the trustees' annual report for more information about their contribution.

On receipt, donated professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

INVESTMENT INCOME

Investment income is recognised on a receivable basis.

EXPENDITURE

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the Trust to that expenditure. Expenditure is recognised when, and to the extent that, a liability is incurred or increases without a commensurate increase in recognised assets or decrease in liabilities. All expenditure is accounted for on an accruals basis and is classified under appropriate headings that aggregate all costs relating to the category. Irrecoverable VAT is charged against the category of resources expended for which it was incurred.

OSPREY QUAY MANAGEMENT SERVICES COMPANY LIMITED
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2017

CHARITABLE EXPENDITURE

Charitable expenditure includes all expenditure associated with the Trust's charitable activities, including support costs. Support costs include central office functions such as general management, finance and accounting, IT and human resources.

OTHER EXPENDITURE

Other expenditure represents those items not falling into any other heading.

TANGIBLE FIXED ASSETS

Tangible fixed assets are stated at historical cost.

Freehold land is not depreciated.

FIXED ASSET INVESTMENTS

Investments are stated at market value at the balance sheet date.

DEBTORS

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

CASH AT BANK AND IN HAND

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

CREDITORS AND PROVISIONS

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably 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 and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

FINANCIAL INSTRUMENTS

The trust 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 bank loans which are subsequently measured at amortised cost using the effective interest method.

LEASING COMMITMENTS

Rentals paid under operating leases are charged to the statement of financial activities over the life of the lease.

GAINS AND LOSSES ON INVESTMENTS

All gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

FUNDS STRUCTURE

Funds held by the group are:

Unrestricted general funds

These are funds which can be used in accordance with the charitable objects at the discretion of the Trustees.

Designated funds

These funds have been earmarked out of unrestricted funds by the Trustees for specific purposes.

Restricted funds

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

OSPREY QUAY MANAGEMENT SERVICES COMPANY LIMITED
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2017

CORPORATION TAX

Osprey Quay Management Services Company Limited, as a registered charity is exempt from Corporation Tax under the Corporation Tax Act 2010 (chapters 2 and 3 of part ii, section 466 onwards) or Section 256 of the Taxation for Chargeable Gains Act 1992, to the extent that surpluses are applied to its charitable purposes.

On the 1st October 2016, the assets and liabilities of Osprey Quay Management Company Limited were transferred to the Charity, these included a liability for Corporation Tax as Osprey Quay Management Company Limited incurred a Corporation Tax liability in the period to 30th September 2016.

2 OTHER TRADING ACTIVITIES:

Note	Unrestricted Funds £	Restricted Funds £	Year Ended 31/03/2017 £
Site Maintenance		24,918	24,918
Total for Group	-	24,918	24,918

These activities relate to operating the Service Charge at Osprey Quay.

3 SITE FUNDING

Note	Unrestricted Funds £	Restricted Funds £	Year Ended 31/03/2017 £
Site Funding	-	1,294,625	1,294,625
	-	1,294,625	1,294,625

This funding relates to the funding of the site, transferred from Osprey Quay Management Services Limited.

4 INCOME FROM INVESTMENTS:

Note	Unrestricted Funds £	Restricted Funds £	Year Ended 31/03/2017 £
Bank Interest	464	-	464
Interest & Dividends from Investments	22,120	-	22,120
	22,584	-	22,584

OSPREY QUAY MANAGEMENT SERVICES COMPANY LIMITED
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2017

5 TRUSTEES' REMUNERATION:

Expenses claimed by the Trustees in 2016/17 totalled nil (2015/16: nil). The Trustees received no remuneration in 2016/17 (2015/16: nil).

6 ANALYSIS OF EXPENDITURE:

	Basis of Allocation	Raising Funds £	Charitable Activities £	Other £	Year Ended 31/03/2017 £
<u>Costs directly charged to activities</u>					
Site Maintenance	Direct	-	31,822	-	31,822
Insurance	Direct	-	448	-	448
Legal & Professional	Direct	-	1,956	-	1,956
Audit & Accountancy fees	Direct	-	2,354	-	2,354
Irrecoverable VAT	Direct	-	19	-	19
Management Fees	Direct	-	1,053	-	1,053
<u>Support costs allocated to activities</u>					
General running costs	Allocation	-	271	-	271
		-	37,923	-	37,923

	Unrestricted Funds £'s	Restricted Funds £'s	Year Ended £'s
Year Ended 31/03/17			
Raising Funds	-	-	-
Charitable Activities	7,650	30,273	37,923
Total Expenditure	7,650	30,273	37,923

Basis of Allocation

Cost allocation includes an element of judgement and the Trust has had to consider the cost: benefit of detailed calculations and record keeping. Bases for calculation include:

- Specific costs have been attributed where possible
- Overheads have been allocated to sites on the basis set out in the individual funding agreements
- Staff and other costs have been allocated based on management estimates of usage

7 CORPORATION TAX

The main activity of the Charity is to provide charitable activities, therefore no corporation tax is payable on any surplus from these activities.

A small Corporation Tax liability (£261) has been transferred from Osprey Quay Management Services Company to the Charity.

OSPREY QUAY MANAGEMENT SERVICES COMPANY LIMITED
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2017

8 NET INCOME/EXPENDITURE:

Year Ended
31/03/2017
£

This is stated after charging:

Auditors' Remuneration

External Auditors

- Current Year Audit Fees

1,650

9 FIXED ASSET INVESTMENTS:

Year Ended
31/03/2017
£

Market Value as at 1st April 2016

-

Additions

1,304,418

Disposals

-

Net investment Realised & Unrealised Gains/(Losses)

36,936

Market Value as at 31st March 2016

1,341,354

Year Ended
31/03/2017
£

UK

Year Ended
31/03/2017
£

Overseas

Investments represented by:

Listed Investments

Balanced Funds

1,341,354

-

1,341,354

-

Investments are held primarily to provide investment income to manage and maintain the charity's sites.

The fixed asset investments are held in managed funds and managed by CCLA, however within this Balanced Fund the shareholding are diversified to minimise any risks. The historic cost of the investments as at 31st March 2017 was £1.3m (2015/16: £nil), based on a weighted average calculation.

OSPREY QUAY MANAGEMENT SERVICES COMPANY LIMITED
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2017

10 DEBTORS:

31/03/2017
£

Amounts falling due within one year:

Prepayments & Accrued Income	14,810
	14,810

11 CREDITORS:

31/03/2017
£

Amounts falling due within one year:

Trade Creditors	327
Amounts owed to Group Undertakings	5,650
Corporation Tax	6,253
Accruals & Deferred Income	51,127
	63,357

12 ANALYSIS OF NET ASSETS BETWEEN FUNDS:

	General Funds £'s	Restricted Funds £'s	Total Funds 31/03/2017 £'s
Tangible Fixed Assets	1	-	1
Investments (fixed and current)	-	1,341,354	1,341,354
Current Assets	33,813	29,068	62,881
Current Liabilities	(19,141)	(44,216)	(63,357)
	14,673	1,326,206	1,340,879

OSPREY QUAY MANAGEMENT SERVICES COMPANY LIMITED
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2017

13 ANALYSIS OF CHARITABLE FUNDS:

	Balance at 31/03/16 £'s	Income £'s	Expenditure £'s	Transfers £'s	Gains / (Losses) £'s	Balance at 31/03/17 £'s
Restricted Funds	-	1,319,543	(30,273)	-	36,936	1,326,206
Unrestricted Funds	-	22,584	(7,911)	-	-	14,673
	-	1,342,127	(38,184)	-	36,936	1,340,879

Restricted Funds

Certain land agreements have restrictions on the expenditure of any income which is gained from the invested capital. The income can be used only to maintain the sites noted in the agreements.

General Funds

The general funds can be used in accordance with the charitable objectives at the discretion of the Trustees

14 NOTES TO THE STATEMENT OF CASH FLOWS:

**Year
Ended
31/03/2017
£**

Reconciliation of net income to net cash flow from operating activities

Net income for the reporting period (as per the Statement of Financial Activities)	1,340,879
Adjustments for:	
Site Funding	(1,294,625)
Dividends, interest and rents from investments	(22,584)
(Gains) / losses on investments	(36,936)
Decrease / (increase) in debtors	(14,810)
Increase / (decrease) in creditors	63,357
Net cash provided by (used in) operating activities	35,281

15 GUARANTEE COMPANY AND LIABILITY OF MEMBERS:

Osprey Quay Management Services Company Limited is a company limited by guarantee and therefore does not have any share capital.

The liability of Members is limited. In the event of the company being wound up during a Member's period of membership or within one year afterwards, an amount not exceeding the sum of £10 may be required from that Member towards the payment of the debts and liabilities of the company incurred before membership ceased.

As at 31 March 2017, the company had one Member (31 March 2016: one).

16 CAPITAL COMMITMENTS:

There were no capital commitments at 31st March 2017 (2016: £nil).

OSPREY QUAY MANAGEMENT SERVICES COMPANY LIMITED
(A company limited by guarantee)
YEAR ENDED 31 MARCH 2017

17 RELATED PARTY TRANSACTIONS:

The Charity has considered the disclosure requirements of the Statement of Recommended Practice for Charities and believes that the following related party transactions, all of which were made on an arm's length basis, require disclosure.

During the year the Homes & Communities Agency recharged expenses of £nil (2015/16: £nil). The Charity also recognised £5,000 of funding receivable (2015/16: nil) from the Homes & Communities Agency. At the year-end, the creditor balance for Homes & Communities Agency was £581 (2015/16: nil), and the debtor balance was nil (2015/16: nil).

During the year Groundworks Trust recharged expenses of £15,971 (2015/16: £nil). At the year-end, the creditor balance for Groundworks Trust was nil (2015/16: nil), and the debtor balance was nil (2015/16: nil).

18 POST BALANCE SHEET EVENT

On the 1st April 2017, Osprey Quay Management Services Company Limited will be accounting for the Service Charge at Osprey Quay separately and therefore any income and expenditure in relation to this will not be reflected in the future Statutory Accounts of Osprey Quay Management Services Company Limited.