

THE ALBANY 2001 COMPANY

Registered charity no. 1112521

Registered company no. 04333098

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

THE ALBANY 2001 COMPANY
Financial Statements for the year ended 31 March 2019

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THE ALBANY 2001 COMPANY
Trustees' Report for the year ended 31 March 2019

The Trustees present their report and the audited financial statements for the year ended 31 March 2019.

Reference and Administrative Details

<u>Charity Number</u>	1112521
<u>Company Registration Number</u>	04333098
<u>Operating Address and Registered Office</u>	The Albany Douglas Way London, SE8 4AG

Vicki Amedume	Vice Chair
Karla Barnacle-Best	Re-elected 11.03.19
Alastair Ballantyne*+	Appointed 05.06.18
Linda Bernhardt*+	Vice Chair
Ono Dafedjaye	Appointed 24.01.19
Olivia Douglass	
Aisling Gallagher	Appointed 01.06.18
Kurban Haji	
Lisa Mead	
Amanda Parker	Appointed 24.01.19
Dame Joan Ruddock DBE*+	Chair
Tabitha Siklos	
Beresford Williams	

* Denotes member of Finance, HR & Operations Sub-committee

+ Denotes member of the Building Development Board

<u>Principal Staff</u>	Gavin Barlow - Chief Executive Senay Gaul - Chief Operating Officer Mary Nri - Finance Director
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<u>Bankers</u>	CAF Bank Ltd Kings Hill West Malling Kent, M19 4TA	HSBC Bank plc 85-87 Lewisham High Street Lewisham London, SE13 6BE
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<u>Auditors</u>	Moore Kingston Smith LLP Chartered Accountants Devonshire House 60 Goswell Road London, EC1M 7AD
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<u>Solicitors</u>	Rosenblatt Solicitors 9-13 St Andrew Street London, EC4A 3AF
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Status

The Albany 2001 Company is a charitable company limited by guarantee which was established to become the sole corporate Trustee of the Deptford Fund.

The Albany 2001 Company was incorporated on 3 December 2001, registered as a charity on 15 December 2005, and recognised as the sole corporate Trustee of The Deptford Fund on 10 August 2006. The Deptford Fund is an unincorporated trust established in 1897. It was registered as a charity on 8 March 1968.

Under a uniting order of the Charity Commission dated 11 August 2006, the Deptford Fund was removed from the register of charities and became the subsidiary charity of The Albany 2001 Company. These consolidated accounts reflect the activities, assets and liabilities of the combined entity which operates under the trading name of the Albany.

Objectives and Activities

Albany Mission

The Albany aims to provide:

- An artistic and community resource where diversity and creativity flourish
- A space where new talent is nurtured and exposed to ideas from across the world
- High quality creative experiences relating to the communities we serve
- A creative centre for learning within the community, contributing to the cultural, social and economic benefit of South East London.

Albany Objectives

The Albany's objectives are to operate a community arts centre and other facilities, including without limitation for the particular benefit of those living in, working in, or resorting to the London Boroughs of Greenwich, Lewisham and Southwark to:

- Promote the arts
- Promote education
- Relieve need and disadvantage
- Promote equality and diversity
- Provide facilities in the interests of social welfare for recreation or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disability, financial hardship or social circumstances with the object of improving their conditions of life
- Promote any other purpose which is charitable pursuant to the law of England and Wales from time to time.

The organisation's Strategic Objectives identified for its Business Plan 2018-22 are:

- To put local engagement at the centre of the strategy, further establishing the Albany as a world-class community arts centre
- To inspire the creative potential of our communities and act as a catalyst for change and collaboration
- To fulfil the Albany's potential as a leading UK arts centre, with a programme of high-quality work that creates an impact locally, regionally and nationally
- To define our messages and tell our story more clearly, allowing us to reach more people, extend our influence and achieve more for the people we serve
- To ensure the Albany has a sustainable future, strengthening its business model and diversifying its income streams
- To ensure the Albany's building redevelopment plans reflect the needs of building users as well as the Albany's longer term artistic, social, financial and environmental objectives.

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Albany Activities

The Albany undertook the following activities during the year:

- Provided a programme of culturally diverse arts events including theatre, dance, spoken word, film and comedy in its four performance spaces
- Provided participatory and educational arts projects including training programmes
- Provided support and space to artists and companies to develop new work
- Provided serviced accommodation for a number of independent arts and community projects whose objectives fall within the broad aims of the Albany
- Provided facilities and spaces for use by resident independent projects and local groups and individuals for social events, meetings, workshops, rehearsals, performances, events and conferences.

The Trustees confirm that they have complied with the duty in section 17 of the Charities Act 2011 to have due regard to the Charity Commission's general guidance on public benefit, including its guidance 'Public Benefit: Running a Charity (PB2)' and are confident that the objectives and activities undertaken by the Albany provide a significant benefit to the public and are in accordance with its charitable objectives.

Achievements and Performance 2018/19

The Albany continues to develop its programme of work and its impact at a local, regional and national level. The Albany was pleased to be nominated as Arts, Culture and Heritage Charity of the year for the **UK Charity Awards 2019**, and was once again recognised with a **Time Out Love London Award** for local culture. Our proposed new Festival of Creative Ageing, **Age Against the Machine**, produced in association with Entelechy Arts, was awarded a **Cultural Impact Award** in 2018 as part of the Mayor of London's Borough of Culture initiative.

As well as working through our home venue **the Albany** in Deptford, with its three performance spaces, range of community facilities and 26 resident organisations, our work is now fully integrated across three venues, including **Deptford Lounge** and **Canada Water Theatre** in Southwark. In addition, we produce work at many off-site locations, host two national campaigns (**Fun Palaces** and the **Family Arts Campaign**), and co-lead the **Future Arts Centres** network, extending the influence of our work across the UK.

In total during 2018/19 there was:

- An audience of over 48,000 at performances and 21,284 participants across Albany-produced programmes
- 110,000 people were engaged through the Fun Palaces campaign at 433 events produced by 9,000 Fun Palace makers, both nationally and internationally
- The Albany had a total footfall for the building of 248,000 with a combined footfall across the three sites of 1,023,000.

Live Performances and Events

The Albany presented 309 productions across multiple art-forms during the year, hosted 44 artist residencies and provided 1,137 days of employment for artists. There was a total of 598 performances during the year as well as 875 participant sessions produced by the Albany.

The programme supported the delivery of our mission, particularly our aim to provide high quality creative experiences relating to the people we serve. Reflecting an aim to support and produce new work which is relevant to our audiences, the Albany commissioned a number of new productions presented during the year including:

- Becket's **Not I** by TourettesHero, co-commissioned with Battersea Arts Centre
- **Dennis of Penge** by Annie Siddons, inspired by Euripides' The Bacchae and a co-commission with Ovalhouse.

The Albany aims to reflect the cultural and creative diversity of South East London, and it works with a diverse range of artists, engaging locally with a wide range of audiences and communities. Significant productions during the year included:

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- **Nocturne** - an Albany co-production with LIFT (London International Festival of Theatre) created by artists Andy Field and Krista Burane (Latvia) working with local participants
- Alula Cyr's debut **Hyena** as part of CircusFest 2018. The performance was a culmination of three years' research into pioneering new ways of working with the Cyr Wheel, one of circus' fastest evolving disciplines
- A return of **The Headwrap Diaries** from Uchenna Dance – an African/contemporary dance production set in a South London hair salon
- **Border Tales**, a second production with locally based dance company Protein - looked at migration through the eyes of an international cast
- **Yvette** - a collaboration with four other London venues for this one-woman show
- Cardboard Citizen's **Cathy** - inspired by Ken Loach and Jeremy Sandford's ground-breaking film **Cathy Come Home**, the production continued Cardboard Citizens' exploration of the state of housing and homelessness
- **Fest en Fest** - a collaboration with Trinity Laban and Goldsmiths focusing on choreographic experimentation with companies from the UK and Nordic countries
- **Sigma** from Gandini Juggling – a performance that showcases the multiplicity between Bharatanatyam dance, juggling and percussion
- **Flight Paths** - a co-production from Extant (UK's leading theatre company of visually impaired people), and Yellow Earth, (UK's leading British East Asian theatre company. Visually impaired performers from Japan, Nigeria, the USA and Australia tell contemporary stories of migration to the UK.

Music

We successfully relaunched the music programme in autumn 2018 as we establish the Albany as a 'new place for new music' in South East London. Highlights include:

- A one-off special event featuring Deptford born **Shingai Shoniwa** as she launched her new EP
- The introduction of two new bi-monthly events with **Leyendekker** presenting a new electro/dance club night and **Steam Down Collective** presenting new jazz to sell-out audiences
- A 're-branded' **Charles Hayward Presents** – a series of gigs, showcasing new genre-fluid music in partnership with the renowned local musician and sound activist
- A collaboration to deliver **The Ed Renshaw Award** for young musicians in South East London, with a week of events which included performances from **Omar Puente**, **Tomorrow's Warriors featuring Natacha Atlas**, and **Riot Jazz**
- A further programme featuring rising star **Geo**; South London soul pioneer **Tawiah**; and singer songwriter **Sarah Gillespie**, who worked on a song writing project with nine young people who performed on stage to open her event.

Spoken Word

- **The Last Word Festival** presented a number of events at our three venues produced in association with the Roundhouse
- We welcomed back ex Associate Inua Ellams with **R.A.P. Party** which became part of a short season of spoken word and 'gig theatre' at Canada Water Theatre.

Outdoor Arts Programme

This was the sixth, and final, year of **Circulate**, a consortium of four venues bringing high quality outdoor arts to high streets and community festivals across London. This culminated with five major outdoor productions over the summer - the first at **Lewisham People's Day** and the rest every Saturday in August in Griffin Square, Deptford. The productions included:

- **Belly of the Whale** from **Okham's Razor** (UK)
- **Steli** from **Stalker Teatro** (Italy)
- **Consequences** from **Cia moveo** (Catalonia)
- **D-Construction** from **Cie Dyptik** (France)
- **Exo** from **Motionhouse** (UK).

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In August we also hosted one day of the **Liberty Festival**, a major outdoor festival of D/deaf and disability arts in Deptford, on behalf of the Mayor of London.

Talent Development

The Albany has a range of artist development programmes including working with Associate Artists, work with young and emerging artists and with local communities, contributing to our mission to provide a space where new talent is nurtured and exposed to ideas from around the world.

During the year, the Albany hosted 44 artist residencies and a number of partnership projects focussed on artist development, supporting the work of more than a 100 different artists and companies. We were also pleased to welcome local writer and theatre-maker **Bernadette Russell** and the company **nabakov** as new Albany Associates, and launched a new series of Artist Surgeries, providing one-to-one advice to artists.

We commissioned 18 new productions during the year including six commissions for the **Rebels** season in 2019, and eight commissions for **Age Against the Machine – the Festival of Creative Ageing** which the Albany is producing in 2019 in collaboration with Entelechy Arts. Working with Lewisham Council we also developed an innovative community commissioning programme for the festival, which resulted in 23 commissions of new work developed from over 100 ideas submitted by local community groups. In addition, we commissioned four artists to create new work with older people in community settings as part of our **Celebrating Age** initiative.

We commissioned a new production **The Little Prince** from **Inua Ellams** and Fuel, in collaboration with Future Arts Centres and Stratford Circus Arts Centre, for production in 2019. We commissioned two new productions for Christmas in 2019 and 2020 from Stuff and Nonsense Theatre Company and Dumbshow, in partnership with ARC Stockton.

During the year we developed **The Decameron Project** with partners LikeMinds in Amsterdam and Stratford Circus Arts Centre, working with eight emerging artists to create new work reflecting untold stories from Deptford, Stratford and Amsterdam, to be performed in both London and Amsterdam in 2019.

As part of the **Ed Renshaw Awards**, local young musicians **Amar-Reece Hanlan**, **Sabrina Obiabo**, **Jack Pratchett** and **Sacha Thomas** will receive financial and mentoring support over the next two years. This was the second year of **Creating Together**, a partnership with Displace Yourself Theatre, producing regular events and drop-ins to support the creativity of mental health service users and people experiencing homelessness and addiction. We established a new partnership with AZ Magazine, hosting the **AZ Hub** establishing a creative and social space by and for queer, trans and intersex people of colour (QTIPOC).

Young People

In December the Albany youth programme was awarded £385k from the National Lottery Community Fund, testament to the success of the programme, and enabling us to consolidate and expand our offer to young people. During the year, we worked with 1,379 individual young people, delivering 482 workshops and events, with a total attendance of 7,042. We also presented 20 performances for and by young people, with audience numbers of 2,438.

We were successful in securing €200,000 from Creative Europe as part of a consortium of organisations from France, Germany, Slovenia, the UK and Italy, working with young people. The project **ID Babylon** began in September 2018 and will last two years, involving hundreds of young people from a wide range of backgrounds and social class working together and creating new work.

Other major projects for young people during the year included:

- **Albany Young Creatives** – the group of 16-25 year olds worked on a number of their own projects and events during the year, including producing a multi art form immersive event, **Sense of Self**, which took over the whole of the Albany. They also held a series of workshops and talks during the year supporting young people into work in the creative industries.
- **Sounds Like Chaos** – developing a new theatre company for young people from Lewisham.

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- **Summer Arts** and holiday programmes – delivering courses and ‘masterclasses’ for 13-19 year olds including new activities for 5-8 year olds at the Albany and Deptford Lounge. Participation increased by over 50% from the previous year.
- **Lewisham Live Consortium** – as part of a local partnership delivering an annual festival and ensuring a comprehensive offer of music and dance projects and events across Lewisham.
- **Uncover Theatre** – the second year of a new drama programme for 8-18s at Riverside Youth Club and TNG commissioned by the agency Youth First.
- **Young Technicians Project** – with over 80 young people gaining skills in technical theatre.
- **Love2Dance** – the programme has grown considerably, now at three sites across Lewisham, and reaching over 1,000 people over the year. Several groups won awards during the year as part of the **BDO Street Dance Championships**. In March 2019, the group produced **Pressure**, a full-scale hip-hop dance theatre production.

We employed 21 Young Creatives, past and present, across our participatory programmes and supported a number of others into paid opportunities, as well as providing six paid internships in a partnership project with Associate Company, **Sounds Like Chaos**. Three graduates of young people's programmes currently sit on the Albany Board of Trustees, helping to ensure that this strand of work remains core to our mission.

Community Gardening Project

Regular gardening clubs, workshops, events and volunteering opportunities, were supplemented with new sessions for 5-7 year olds. A new partnership with Tidemill School enabled pupils aged 7-11 to take part in the **Get Growing** afterschool club.

We developed a new partnership with Lewisham and Southwark College introducing gardening sessions with a group of learning disabled students to gain work experience. Sessions continued to take place with **Meet Me at the Albany** and with older people at sheltered housing and community sites.

Children and Families

Engagement with children and families remains a key focus of our programmes, and there were 158 performances for families with audiences of over 19,618.

The second year of the **A Theatre Trip for Every Child** campaign was a success, raising over £20k and providing tickets for more than 2,000 five years olds from Lewisham, many experiencing theatre for the first time.

We continued our regular weekend theatre for families at the Albany and Canada Water Theatre, working with companies such including, **Little Angel Theatre**, **Tangled Feet**, **Half Moon**, **Polka Theatre** and **Lyngo Theatre**.

Major productions included:

- **Pinocchio** – our joint commission with ARC Stockton. More than 9,000 local children and their families, including 46 local schools, come to see Nearly There Yet's new version of **Pinocchio** over Christmas 2018
- **Pair of Pantos** – our co-commission with the Marlborough Theatre Brighton, an all gender inclusive pantomime at Canada Water Theatre
- **The Road That Wasn't There** - an award-winning family show from New Zealand
- **BIG UP!** – a puppetry and Hip Hop show for children 3+ as part of a residency with companies Theatre Rites and 20 Stories High
- **Romeo and Juliet: Mad Blood Stirring** – the premiere of a new production for 9+ from China Plate and Contender Charlie
- **Jude Starbeam and the Shadow Planet** – an Albany co-production with On the Button, which premiered at the Albany in February 2019.

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Meet Me at the Albany

Meet Me at the Albany, the flagship project working with isolated older people, produced in collaboration with Entelechy Arts, is continuing to develop and to attract national and international attention. The project will gain further profile as part of the 2019 Festival of Creative Ageing in Lewisham – **Age Against the Machine**.

Our core programme of Tuesday sessions, including our weekly choir, continued and new strands of work continue to develop including: a weekly film club in the south of the borough; creative interventions with members in their homes; and working with an in-house Occupational Therapist to develop mechanisms and best practice in supporting members to participate.

Our project with Lewisham Homes working at six sheltered housing sites, engaged with 284 individual older people. Research and evaluation of this project has been extremely positive showing, amongst other things, that the numbers who would confidently take part in cultural activity has risen from 20% to 80% of the group over the course of the project.

Deptford Lounge and Canada Water Theatre

The Albany has managed Deptford Lounge on behalf of Lewisham Council since 2012. The Deptford Lounge houses a library and a range of community and cultural spaces, including spaces shared with Tidemill School. During the year, Albany produced 187 Participation activities and events at the venue reaching an audience of 4,668.

In April 2018 the Albany was successful in bidding for the contract to continue managing Deptford Lounge for the next 5-10 years. The new contract involves increased responsibilities for the Albany in maintaining the building, and the implementation phase of the new contract beginning in June 2018 has been completed successfully.

Since 2012, the Albany has also managed Canada Water Theatre on behalf of Southwark Council. The venue comprises a 150-seat theatre and six meeting and learning spaces as part of an award-winning new library building. During the year, the Albany produced events at Canada Water Theatre reaching an audience of 7,860.

Diversity and Audiences

It is essential for the Albany's delivery of its mission that we are able to reach all sections of the community in South East London. Research carried out by The Audience Agency indicates that 32% of the Albany's ticket buyers are from audience segments considered least likely to engage with the arts. This compares very favourably with the benchmark figure for London arts venues (10%) and for arts centres across the UK (14%).

45% of the audience is from a Black, Asian or Minority Ethnic (BAME) background, similar to the demographic profile of our local area. Overall attendance increased from an average of 60% to 62% of capacity.

Arts Council England research in 2018 showed that 35% of the Albany's staff were from BAME backgrounds, the highest figure for any major arts organisation or museum in the country. In addition, 21% of the staff team were disabled, the fourth highest of the 105 organisations surveyed. The Albany also received the highest possible rating for the 'Creative Case for Diversity' as part of Arts Council England's annual review of the organisation.

We aim to remove many of the socio-economic barriers to attendance, such as through offering £1 tickets across the programme on Deptford Market and online, discounts for families and for Lewisham Homes residents, and the recent introduction of Pay What You Decide tickets.

Audience feedback on their experience was also positive during the year. 92% rated the event they attended as good or very good. The depth of experience of audiences is also high as the percentage of 'strongly agree' responses to the statements below show:

- Aspects of the performance were relevant to my own life 72%
- My eyes were opened to some new ideas 82%
- Will be talking about the performance for some time 85%.

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Digital engagement increased significantly with the launch of a new website in 2018, which had over 200,000 unique visitors during the year, supporting the growth of social media engagement with over 32,000 followers across platforms.

Creative Enterprise Zone (CEZ)

North Lewisham (Deptford/New Cross) was awarded CEZ status in December 2018, one of six areas in the capital to receive the award from the Mayor of London. The Albany is a key partner in the delivery of the programme in partnership with the council, Goldsmiths and Trinity Laban.

Lewisham Homes Partnership

The Albany is in the second year of its three-year partnership agreement with Lewisham Homes, the local social homes provider, aiming to provide opportunities for their 18,000 households, and to increase the reach of the Albany's engagement activities across the borough.

During the year, the partnership supported family events and youth participation projects, alongside the new Meet Me at Lewisham Homes programme and a ticket subsidy scheme.

The Albany produced the organisation's Summer Garden Party which attracted over 900 Lewisham Homes residents.

Fun Palaces Campaign

Fun Palaces is a national campaign for culture at the heart of our communities. The project is hosted at the Albany and supports communities and organisations to make Fun Palaces – free and fun arts and science events that celebrate each unique community.

The project has been awarded £1.5million from the National Lottery Confirmed Fund for three years beginning April 2019, which will allow us to support partners and employ Ambassadors in every region and country of the UK.

Future Arts Centres (FAC)

The Albany co-founded Future Arts Centres in 2013 and now leads the network with ARC Stockton. The network has a membership of over 100 arts centres across the UK and focuses on leadership development, advocacy and innovative partnership working across the sector.

The Albany hosted the national FAC meeting in March 2019 which looked at different models of working internationally for UK arts centres. We also announced six international co-commissions (three directly involving the Albany) alongside partners from the Netherlands, Canada, Ireland, the USA and Japan. The productions will take place during 2019 and 2020.

As part of the FAC international programme, CEO, Gavin Barlow, attended the International Society of Performing Arts (ISPA) conference in New York and the Mexico Enartes Performing Arts Platform as a guest of the Mexican Ministry of Culture. The programme also allowed Albany staff members to visit and form new relationships with cultural projects in Sarajevo, Budapest, Copenhagen, South Africa, Mexico and South Korea.

Family Arts Campaign

The Albany is the lead partner and accountable body for the national Family Arts Campaign, a partnership of ten organisations and trade bodies. The campaign is a national programme to support the arts sector to improve the cultural offer for families and to increase levels of arts engagement by families in the UK.

During the year, the campaign produced a range of events, seminars and conferences, and supported Family Arts Networks across the country to develop their own programmes. By the end of the year, 763 organisations had signed up to the Family Arts Standards, with 81% of them outside London. 287 organisations had also signed up to the new Age Friendly Standards. The new Fantastic for Families website profiled 9,463 events from 938 organisations, and reached 159,000 unique users.

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The Campaign team and the Albany delivered a highly successful national conference at Liverpool's Everyman Theatre in February, with over 300 delegates in attendance on the day and 35 speakers including keynotes from Dr. Zoe Wryko, consultant geriatrician for Channel 4's Old People's Home for Four Year Olds, and Cheryl Taylor, Head of BBC Children's.

Sustainable Development

The Albany continued to champion sustainability through its environmental action plan and proactive procurement of low carbon purchasing and green energy as well as with recycling/waste reduction initiatives and gardening projects. Thanks to targeted funding by the Theatres Trust, a small capital project is being undertaken to lower heat loss and energy consumption.

Resident Companies

The Albany works closely with a number of its resident organisations on the development and delivery of the programmes for the building. The Albany also worked with a further 391 community organisations in the delivery of their work across the three buildings, supporting attendance of 27,888 at community events.

Resident projects and organisations based at the Albany during 2018/19 included:

Afghanistan and Central Asian Association	Montage Theatre Arts
Apples & Snakes	Mould
British Arts Festival Association (BAFA)	Next Step
BelEve	Patrick Barile
Day 600 Ltd	Poetry London
Entelechy Arts	Poetry Translation Centre
Headway	Recruitachef
Heart & Soul	Refuge COP
Independent Theatre Council	Smashfest
Kali Theatre/Yellow Earth	Spare Tyre Theatre Company
LBL Street Trading	Spread the Word
Lewisham Education Arts Network (LEAN)	Studio Raw
Lewisham Family Self-Help Association	Three Boroughs
Lewisham Homes	Tom Morton-Smith
Lewisham Speaking Up	Torosaur

Future Plans

Lewisham Funding

Lewisham Council reduced their funding of the Albany by 27% from August 2019. Lewisham confirmed the reason for the reduction to their grant is to *'reflect the unprecedented pressure on the main grants budget. It is not a reflection on the quality of the Albany's work.'* The Albany had planned budgets to accommodate the reduction in 2019/20, and is currently reviewing its staffing structure and future plans to ensure its longer term sustainability.

Future Arts Centres National Lottery 25th Anniversary Project

The Albany has been awarded £750k in August 2019 to deliver a national project on behalf of Future Arts Centres, with 40 partners across the country. The project will be an artistic response to the celebration of the National Lottery's 25th anniversary and will be announced in November 2019.

Building Development Project

The Albany has been looking at plans over the past few years for the large-scale development of the Deptford site to include expanded arts and community facilities as well as new housing. After consultations during the year with key stakeholders Lewisham Council and the Greater London Authority (GLA), the Albany has commissioned the architects Witherford Watson Mann (nominees for the RIBA Sterling Prize 2019) to review current plans during the summer of 2019.

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Structure, Governance and Management

Governing Document

The Memorandum and Articles of Association of The Albany 2001 Company, as amended at the 2005 Annual General Meeting.

The Albany 2001 Company

The directors who served during the year are listed on page one. The directors form a Board of Trustees which meets every three months, or more frequently if required, to consider reports from the Senior Management Team, monitor financial progress and consider issues of strategic importance.

The Board has created two sub-committees (Finance, HR and Operations, and Building Development). These respectively meet quarterly and as required to consider items/information in more detail than the Board. They have delegated authority with decision making remaining with the Board and their proceedings are reported to the Board.

The day to day operational management of the centre remains managed by the paid staff team, led by the Chief Executive. To facilitate effective operations, the Chief Executive has delegated authority, within terms of delegation approved by the Trustees, for operational matters including finance, employment and artistic performance related activities.

Appointment of Board of Trustees

The Board consists of a maximum of eight Nominated Trustees (selected by the directors for relevant skills and experience which will benefit the company) and six Elected Trustees (elected by the membership in the Annual General Meeting). One place on the Council is held for a representative from Lewisham Council, and one for a representative of the Albany's resident organisations.

Trustees (both Elected and Nominated) serve for terms of three years subject to the rule for annual retirement which applies to one third of those Elected Trustees having been longest in office.

Trustee Induction and Training

All new Board members undergo a full induction process, have Job Descriptions and are made aware of all their legal responsibilities. Training sessions and 'Away Days' are offered each year. The Board Development group regularly reviews and updates policies and procedures relating to Board members induction and training.

Remuneration policy

When setting remuneration for its staff, the Albany takes account of market rates and other relevant data relating to charities of a similar size, operational activity and work place location. The remuneration of the Senior Management Team is the responsibility of the Trustees and is set in the light of the skills and competencies required for particular roles and within the constraints of affordability.

Related Organisations

Lewisham Council

The Albany is the principal independent arts and community resource in the London Borough of Lewisham and has been supported by grant aid from Lewisham Council for many years. The Council is represented on the Board of the Albany.

Review of Risks

The Trustees have equipped the charity with a wide range of skills relevant to its development and effective monitoring. Operationally, there are regular reviews by relevant sub-committees of the organisation's performance and policies in relation to Health & Safety, Safeguarding, Equal Opportunities, Employment and Finance. The organisation is covered by appropriate insurance and has a clear set of Finance Regulations to minimise the risk of fraud. There is a Training Plan in place to ensure that all staff and Trustees are fully informed of their responsibilities and act appropriately and professionally.

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The Charity undergoes an external appraisal by the London Borough of Lewisham and Arts Council England annually.

The Trustees are mindful of the need to protect the organisation's good reputation with a wide range of stakeholders and the general public. The Trustees also ensure that the organisation is responsive to users through various feedback mechanisms and has effective monitoring and evaluation procedures of its various activities. Arts Council England core funding and Lewisham Borough core funding are both confirmed until March 2022. Trustees regularly review the programme of activity, the management accounts and cash-flow forecasts quarterly. Internal financial controls are periodically reviewed to ensure that they still meet the needs of the charity.

The Trustees adopted a four-year Business Plan (2018-22) in December 2017 and this includes an up to date risk register and strategies to mitigate those risks. The Risk register is reviewed regularly at both Senior Management and Trustee Board meetings.

The main challenges for 2019/20 include the following: achieving our fundraising targets, ensuring the continuity of a significant partner contracts, maximising the budgeted potential of earned income streams, ensuring building maintenance keeps pace with the needs of an ageing building, managing changes in key personnel, maintaining tight control of data protection and ensuring the procedures/protocols for Cyber security are effective.

Financial Review

We had a successful year financially, increasing turnover to £3,236,603 and achieving overall financial targets. There was a 50% increase in income from fundraising for projects (see note 15), with a total of £936,853 raised from grants and donations in addition to core funding. Earned income increased by £261,421 and accounted for 60% of total turnover.

The unrestricted General fund result for 18/19 was a surplus of £89,915 (2017/18: surplus of £104,223).

The Albany's overall position (all funds) was a surplus of £212,538 (2017/18; deficit £56,697). This is made up of £291,818 in Restricted Project balances carried forward net of the expected write down of capital funds/grants as amortisation against annual depreciation; see Capital funds below.

Total incoming resources have increased by £560,738 (21%) to £3,236,603 (2017/18 £2,675,865). This is predominately due to new restricted project grant funding of £378,114.

Income Funds

Restricted – Income: during the year income for specific purposes totalling £1,133,971 (2017/18: £755,858) was received, largely through revenue grants and donations (see note 12). A total of £478,249 (2017/18: £186,744) is carried forward to fund future activity.

Unrestricted General: these are the Albany's reserves which can be spent as the Trustees see fit, in accordance with the organisation's charitable aims and objectives. The result for the year was a surplus of £89,915 (2017/18: £104,233) before transfers between funds. The General Fund balance stands at a surplus of £245,497 (2018: £248,801) after transfers of £93,219 (2018 £42,013).

Revaluation Reserve: this is the valuation as at 1 April 2014 of the land owned by the Albany. The proceeds of the land, if sold, would form part of the Albany's free reserves. The Revaluation reserve balance stands at a surplus of £2,900,000 (2018: £2,900,000).

Designated – Business Development established to reflect transactions relating to the future development of the Albany. The balance of the fund at 31 March 2019 is £50,000. (2018: £50,000).

Capital Funds

Restricted – Capital: capital grants are credited to this fund when received and depreciation relating to assets acquired with such grants is charged to the fund. The balance of the fund at 31 March 2019 is £1,139,045 (2018: £1,222,560).

THE ALBANY 2001 COMPANY

Trustees' Report for the year ended 31 March 2019

Designated – Capital: represents the net book value of unrestricted Capital Fixed Assets. Depreciation is charged annually to the fund in respect of these unrestricted assets and any improvements undertaken. The balance of the fund at 31 March 2019 is £759,938 (2018: £792,086).

Reserves Policy

The Albany Board has taken a risk-based approach to establishing a Reserves Policy, in line with the operational guidance No 43 (Charity Income Reserves) issued by the Charity Commission, which considers the risks affecting the organisation, and how reserves can be used to help in effectively managing them, whilst also being used to invest in the future health of the organisation as a fast-growing social enterprise. The key risks for the organisation over the next three years are loss of public funding and major local authority contracts. Other risks can be managed through contingencies, normal budget planning and financial management processes, reviewed quarterly by the Board.

At the same time as maintaining General Fund reserves to manage revenue risk in this way, the Board are of the opinion that it is advisable to establish Designated Funds to further mitigate unforeseen expenditure risk, as well as to invest in future development. The Trustees have consequently established the following objectives:

1. To establish the Unrestricted General Fund (Free reserves) at £285,000 which is three months average core expenditure and sufficient to maintain financial stability on an on-going basis in the event of withdrawal or reduction in key revenue funding or unexpected operating expenditure.
2. To maintain a Designated Business Development Fund of £50,000 to meet preliminary costs of the building development project and allow investment in new business opportunities.
3. To maintain the Designated Capital fund which significantly equates to the net book value of Freehold and Property improvements made in 1970's.

At 31 March 2019 the General Fund target of £285,000 stands at £245,497 (2018: £248,801). The Business Development fund is £50,000, the Deptford Lounge maintenance fund is £40,000 and the Capital fund is £759,939.

Fundraising policy

As for many charities, raising voluntary funds from trusts, foundations and individuals is a vital source of income for the Albany, enabling us to fulfil our charitable objectives as effectively as possible. We are very grateful for the support given by all our donors.

The Albany believes that fundraising should be an open, honest and respectful process. We aim to build and maintain solid partnerships with our supporters and donors, based on mutual understanding and shared values. In developing our approach to fundraising we have taken account of the Code of Fundraising Practice issued by the Fundraising Regulator.

The Albany operates with a small internal fundraising team and does not engage external professional fundraisers or commercial participators to carry out fundraising activity and does not engage in face-to-face or telephone fundraising. The Albany has received no complaints about its fundraising activities either during the financial year or subsequently.

As part of its preparation for the General Data Protection Regulation that came into force in May 2019, the Albany has reviewed and updated its Privacy Policy. This policy, published on our website, clearly states what personal data is held in relation to supporters and how this data will be used. It also sets out how individuals can raise concerns or complaints.

THE ALBANY 2001 COMPANY
Trustees' Report for the year ended 31 March 2019

Trustees' Responsibilities

The Trustees (who are also directors of the Albany for the purposes of company law) are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102, the Financial Reporting Standards applicable in the UK and the Republic of Ireland.

Company law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the incoming resources and application of resources, including the income and expenditure, of the company 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 charity SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK accounting standards including 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 company will continue in operation.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the company 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 company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement of disclosure to Auditors

So far as the directors are aware;

- (a) there is no relevant audit information of which the company's auditors are unaware, and
- (b) they have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Auditors

Moore Kingston Smith LLP have indicated their willingness to continue in office and in accordance with the provisions of the Companies Act 2006 they are deemed re-appointed auditors for the ensuing year.

Signed by Dame Joan Ruddock for and on behalf of The Albany 2001 Company on 9th September 2019.

A handwritten signature in black ink, appearing to read 'Joan Ruddock', written in a cursive style.

Dame Joan Ruddock DBE

THE ALBANY 2001 COMPANY

Independent Auditor's Report to the Members of The Albany 2001 Company Limited

Opinion

We have audited the financial statements of The Albany 2001 Company ('the company') for the year ended 31 March 2019 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 'The Financial Reporting Standard Applicable in the UK and Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2019 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

Other information

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

THE ALBANY 2001 COMPANY

Independent Auditor's Report to the Members of The Albany 2001 Company Limited

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the trustees' annual report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' annual report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the 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; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the Trustees' Annual Report and from preparing a Strategic Report.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 14, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

THE ALBANY 2001 COMPANY

Independent Auditor's Report to the Members of The Albany 2001 Company Limited

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

Use of our report

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



Karen Wardell (Senior Statutory Auditor)

Date 9 September 2019

for and on behalf of Moore Kingston Smith LLP, Statutory Auditor

Devonshire House
60 Goswell Road
London
EC1M 7AD

THE ALBANY 2001 COMPANY

Statement of Financial Activities for the year ending 31 March 2019

	Notes	Unrestricted General Funds	Unrestricted Designated Funds	Unrestricted Revaluation Reserve	Restricted Income Funds	Restricted Capital Funds	2019	Unrestricted General Funds	Unrestricted Designated Funds	Unrestricted Revaluation Reserve	Restricted Income Funds	Restricted Capital Funds	2018
		£	£	£	£	£	£	£	£	£	£	£	£
Income													
Donations and Grants	2	366,866	-	-	36,096	-	402,962	367,489	-	-	40,779	-	408,268
Charitable activities:	3												
Artistic programmes		338,377	-	-	919,443	-	1,257,820	232,718	-	-	620,498	-	853,216
Centre operations		649,887	-	-	-	5,000	654,887	601,320	-	-	-	5,000	606,320
External Contracts		742,502	-	-	178,432	-	920,934	713,480	-	-	94,581	-	808,061
Other income		-	-	-	-	-	-	-	-	-	-	-	-
Total income		2,097,632	-	-	1,133,971	5,000	3,236,603	1,915,007	-	-	755,858	5,000	2,675,865
Expenditure													
Raising Funds	4	27,071	-	-	-	-	27,071	25,741	-	-	-	-	25,741
Charitable activities:													
Artistic programmes		836,091	59,976	-	783,663	61,960	1,741,690	740,338	55,558	-	752,017	63,282	1,611,195
Centre operations		489,263	25,704	-	-	26,555	541,522	478,061	23,810	-	-	27,121	528,992
External contracts		655,292	-	-	58,490	-	713,782	566,634	-	-	-	-	566,634
Total expenditure		2,007,717	85,680	-	842,153	88,515	3,024,065	1,810,774	79,368	-	752,017	90,403	2,732,562
Net income/(expenditure)		89,915	(35,680)	-	291,818	(83,515)	212,538	104,233	(79,368)	-	3,841	(85,403)	(56,697)
Transfers between funds		(93,219)	93,532	-	(313)	-	-	(42,013)	38,608	-	3,405	-	-
Net movement in funds		(3,304)	7,852	-	291,505	(83,515)	212,538	62,220	(40,760)	-	7,246	(85,403)	(56,697)
Balance brought forward		248,801	842,086	2,900,000	186,744	1,222,560	5,400,190	186,581	882,846	2,900,000	179,497	1,307,963	5,456,887
Balance carried forward	11	245,497	849,938	2,900,000	478,249	1,139,045	5,612,729	248,801	842,086	2,900,000	186,743	1,222,560	5,400,190

All the above results derive from continuing activities. There were no other recognised gains or losses other than those stated above. Movement in funds are disclosed in note 11 to these financial statements.

THE ALBANY 2001 COMPANY
Balance Sheet as at 31 March 2019

	Note	2019		2018	
		£	£	£	£
Fixed assets	8		4,992,998		5,097,712
Current assets					
Stock		8,793		13,348	
Debtors	9	579,431		223,262	
Cash at bank and in hand		<u>538,440</u>		<u>509,898</u>	
Total current assets		1,126,664		746,508	
Creditors: amounts falling due within one year	10	<u>(506,933)</u>		<u>(444,030)</u>	
Net current assets			<u>619,731</u>		<u>302,478</u>
Net assets	13		<u><u>5,612,729</u></u>		<u><u>5,400,190</u></u>
Funds	11				
Unrestricted General			245,497		248,801
Revaluation Reserve			2,900,000		2,900,000
Designated Capital funds			799,938		792,086
Designated Income funds			50,000		50,000
Restricted Capital funds	12		1,139,045		1,222,560
Restricted Income funds	12		<u>478,249</u>		<u>186,743</u>
			<u><u>5,612,729</u></u>		<u><u>5,400,190</u></u>

These financial statements have been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2016.

Approved by Dame Joan Ruddock DBE on behalf of the board of directors on 9th September 2019:



Dame Joan Ruddock DBE

The notes on pages 21 to 32 form part of these financial statements.

THE ALBANY 2001 COMPANY
Statement of Cash Flows for the year ending 31 March 2019

	2019	2018
	£	£
Cash Flow from operating activities		
Net movement in funds	212,539	(56,697)
Depreciation charges	180,678	169,728
Decrease/(increase) in stock	4,555	(1,815)
Decrease/(increase) in debtors	(356,169)	1,128
Increase in current liabilities	62,903	26,783
Net cash provided by operating activities	<u>104,506</u>	<u>139,127</u>
 Cash Flow from investing activities		
Purchase of fixed assets	(75,964)	(34,944)
Net cash used in investing activities	<u>(75,964)</u>	<u>(34,944)</u>
 Change in cash and cash equivalents in the reporting period	28,542	104,183
Cash and cash equivalents at beginning of reporting period	<u>509,898</u>	<u>405,715</u>
 Cash and cash equivalents at the end of reporting period	<u>538,440</u>	<u>509,898</u>

THE ALBANY 2001 COMPANY
Notes to the financial statements for the year ending 31 March 2019

1. Accounting Policies

(a) Basis of Preparation:

The financial statements have been prepared in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). The Charitable Company is a public benefit company for the purposes of FRS 102 and therefore the Charity also prepared its financial statements in accordance with the 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 (The FRS 102 Charities SORP), published 16 July 2014, the Companies Act 2006 and the Charities Act 2011.

The financial statements are prepared in sterling, which is the functional currency of the Charity. Monetary amounts in these financial statements are rounded to the nearest pound.

(b) Going concern:

The trustees have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the Charity to continue as a going concern. The trustees have made this assessment for a period of one year from the date of approval of the financial statements. In particular the trustees have considered the Charity's forecasts and projections and have taken account of pressures on grants and contracted income. After making enquiries the trustees have concluded that there is a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. The Charity therefore continues to adopt the going concern basis in preparing its financial statements.

(c) Critical accounting estimates and areas of judgement:

In preparing financial statements it is necessary to make certain judgements, estimates and assumptions that affect the amounts recognised in the financial statements. The following judgements and estimates are considered by the trustees to have most significant effect on amounts recognised in the financial statements. The most significant estimates and assumptions which affect the carrying amount of assets and liabilities in the accounts relate to:

- The annual depreciation charge for tangible fixed assets is sensitive to change in the estimated useful economic lives and residual value of assets. These are reassessed annually and amended where necessary to reflect current circumstances and to take amounts of any impairment in value.
- The FRS 102 transition restatement of the land element of fixed assets. As detailed in the revaluation reserve note on page 12, the deemed cost carried forward is the estimated fair value (market valuation) at the date of transition, based on a professional valuation undertaken as at that date.
- For the year in question and the prior period there were no other key sources of estimates or uncertainty.

(d) Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates used are as follows:

Freehold property:	no depreciation is charged on freehold land
Freehold buildings:	2% per annum on cost
Computer equipment:	33.3% per annum on cost
Equipment, fixtures & fittings	20% per annum on cost
An impairment review is undertaken annually and value adjusted where necessary	

(e) All grants receivable for the period are treated as income when there is evidence of entitlement, receipt is probable and the amount can be measure reliably. Performance related and donor imposed conditions are taken into account when determining when entitlement to income is within the control of the charity. All the related expenditure is written off in the period in which it is incurred. Expenditure on major capital projects is capitalised and any associated grants received are treated as income for the period and dealt with through the Statement of Financial Activities as restricted capital funds.

THE ALBANY 2001 COMPANY
Notes to the financial statements for the year ending 31 March 2019

(f) Resources expended directly in relation to an area of activity are allocated to that activity. Indirect, or support costs consist of central salaries, premises, depreciation and administration costs. These are allocated on a reasonable and consistent basis - influenced by the amount of staff time devoted to, and floor area occupied by, each such activity - as follows:

	<u>Salaries</u>	<u>Premises</u>	<u>Depreciation</u>	<u>Administration</u>
Cost of fundraising		-	-	3%
Artistic programmes	dependent	57.5%	70%	55%
Centre operations	on role	42.5%	30%	17%
External contracts		-	-	25%
		<u>100%</u>	<u>100%</u>	<u>100%</u>

(g) Fund Accounting: Funds held by the charity are either:

- Unrestricted general funds - these are funds which can be used in accordance with the charitable objects at the discretion of the Trustees; or
- Designated funds - these are funds set aside by the trustees out of unrestricted general funds for specific future purposes or projects; or
- Restricted funds - these are funds that can only be used for particular restricted purposes within the objects of the Charity as specified by the donor; or
- Revaluation reserve – these are the funds recognised on the transitional restatement under FRS 102 of the land element of fixed assets, utilising the market value at that date as deemed cost.

(h) Stocks of consumables in the café, the theatre bar and box office are included at the lower of cost and net realisable value.

(i) Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged against the Statement of Financial Activities as incurred.

(j) Financial Instruments

- The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments. Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument. Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.
- With the exceptions of prepayments and deferred income all other debtor and creditor balances are considered to be basic financial instruments under FRS 102.
- Cash and cash equivalents - Cash and cash equivalents include cash at banks and in hand and short term deposits with a maturity date of three months or less.
- Debtors and creditors - Debtors and creditors receivable or payable within one year of the reporting date are carried at their transaction price and subsequently at settlement value.

(k) Pensions The Albany operates a defined contribution pension arrangement, of which the contributions are charged to the statement of financial activities as they become payable.

(l) Employee costs and termination payments The costs of short term employee benefits are recognised as a liability and an expense. The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received. Termination benefits are recognised as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefit.

THE ALBANY 2001 COMPANY
Notes to the financial statements for the year ending 31 March 2019

2. Donations and grants

	Unrestricted General Funds £	Unrestricted Designated Funds £	Restricted Income Funds £	Restricted Capital Funds £	Total 2019 £
Arts Council - Core	176,015	-	-	-	176,015
London Borough of Lewisham	188,200	-	-	-	188,200
Sundry donations and grants	2,650	-	36,096	-	38,746
Total 2019	366,865	-	36,096	-	402,961

	Unrestricted General Funds £	Unrestricted Designated Funds £	Restricted Income Funds £	Restricted Capital Funds £	Total 2018 £
Arts Council - Core	176,016	-	-	-	176,016
London Borough of Lewisham	188,200	-	-	-	188,200
Sundry donations and grants	3,273	-	40,779	-	44,052
Total 2018	367,489	-	40,779	-	408,268

THE ALBANY 2001 COMPANY
Notes to the financial statements for the year ending 31 March 2019

3. Income to further the charity's objectives

	Unrestricted General Funds £	Unrestricted Designated Funds £	Restricted Income Funds £	Restricted Capital Funds £	Total 2019 £
Artistic programmes					
Grants	55,099	-	845,657	-	900,756
Box office, hires and fees	199,465	-	47,195	-	246,660
Recharged costs	56,360	-	560	-	56,920
Theatre bar	26,261	-	-	-	26,261
Other income	1,192	-	26,030	-	27,222
	338,377	-	919,442	-	1,257,819
Centre operations					
Grants	-	-	-	5,000	5,000
Service charges	238,200	-	-	-	238,200
Community hires	93,738	-	-	-	93,738
Community café/bar	294,454	-	-	-	294,454
Other income	23,495	-	-	-	23,495
	649,887	-	-	5,000	654,887
External contracts					
The Deptford Lounge	519,335	-	-	-	519,335
Canada Water Culture Space	178,667	-	82,932	-	261,599
Lewisham Homes	44,500	-	95,500	-	140,000
Consultancy	-	-	-	-	-
	742,502	-	178,432	-	920,934
Total 2019	1,730,766	-	1,097,874	5,000	2,833,640

	Unrestricted General Funds £	Unrestricted Designated Funds £	Restricted Income Funds £	Restricted Capital Funds £	Total 2018 £
Artistic programmes					
Grants	-	-	596,132	-	596,132
Box office, hires and fees	144,113	-	12,720	-	156,834
Recharged costs	49,609	-	1,055	-	50,663
Theatre bar	36,896	-	-	-	36,896
Other income	2,100	-	10,590	-	12,691
	232,718	-	620,498	-	853,216
Centre operations					
Grants	-	-	-	5,000	5,000
Service charges	219,313	-	-	-	219,313
Community hires	90,804	-	-	-	90,804
Community café/bar	286,831	-	-	-	286,831
Other income	4,372	-	-	-	4,372
	601,320	-	-	5,000	606,320
External contracts					
The Deptford Lounge	497,903	-	-	-	497,903
Canada Water Culture Space	167,398	-	-	-	167,398
Lewisham Homes	45,073	-	94,581	-	139,654
Consultancy	3,107	-	-	-	3,107
	713,480	-	94,581	-	808,061
Total 2018	1,547,518	-	715,079	5,000	2,267,597

THE ALBANY 2001 COMPANY

Notes to the financial statements for the year ended 31 March 2019

4. Expenditure by natural classification

	Raising funds	Artistic programmes	Community centre	External contracts	Total 2019
	£	£	£	£	£
Direct costs					
Artists' fees	-	201,239	-	23,764	224,913
Technical	-	20,893	-	2,314	23,207
Marketing	-	84,352	54	22,990	107,396
Salaries and fees	-	576,562	189,012	361,242	1,126,816
Stock for resale	-	14,001	120,016	4,988	139,005
Other project costs	-	387,831	32,796	260,664	681,291
	-	1,284,878	341,878	675,872	2,302,628
Support costs					
Salaries and fees	13,545	255,766	101,117	22,750	393,178
Premises	-	44,733	33,063	-	77,796
Depreciation	-	124,415	55,603	660	180,678
Administration	1,740	31,899	9,860	14,499	57,998
Governance	11,786	-	-	-	11,786
	27,071	456,813	199,643	37,909	721,436
Total 2019	27,071	1,741,691	541,521	713,781	3,024,064

	Raising funds	Artistic programmes	Community centre	External contracts	Total 2018
	£	£	£	£	£
Direct costs					
Artists' fees	-	108,345	-	20,544	128,889
Technical	-	11,099	-	2,030	13,129
Marketing	-	77,599	26	17,157	94,782
Salaries and fees	-	517,795	203,129	277,694	998,618
Stock for resale	-	22,019	110,896	3,412	136,327
Other project costs	-	374,411	23,591	199,753	597,755
	-	1,111,268	337,642	520,590	1,969,500
Support costs					
Salaries and fees	14,384	299,205	98,780	26,074	438,443
Premises	-	37,978	28,071	-	66,049
Depreciation	-	118,810	50,918	-	169,728
Administration	2,396	43,974	13,580	19,970	79,880
Governance	8,961	-	-	-	8,961
	25,741	499,927	191,349	46,044	763,061
Total 2018	25,741	1,611,195	528,992	566,634	2,732,562

THE ALBANY 2001 COMPANY
Notes to the financial statements for the year ending 31 March 2019

5. Net income for the year	2019	2018
	£	£
This is stated after charging for:		
Auditor's remuneration:		
- audit fees for current year	11,786	8,691
Depreciation:		
- assets owned directly by the company	180,678	169,728

6. Staff costs and numbers	2019	2018
	£	£
The cost of fees and salaries disbursed during the year were:		
Gross salaries and wages	1,436,096	1,328,877
Social security costs	109,328	99,198
Pension contributions	19,279	13,592
Redundancies	5,650	6,037
	<u>1,570,353</u>	<u>1,447,703</u>
Fees and other remuneration	210,123	216,708
	<u>1,780,476</u>	<u>1,664,411</u>

Key management personnel comprise the Trustees, Chief Executive Officer, Chief Operating Officer and Finance Director.	£	£
The total cost including all employee benefits of the key management personnel are:	<u>185,590</u>	<u>169,616</u>

The average number (full time equivalent) of employees during the year was:

	2019	2018
	No.	No.
Artistic programmes	17	17
Canada Water Culture Space	2	3
The Deptford Lounge	11	9
Centre operations	17	16
Support staff	8	7
	<u>55</u>	<u>52</u>

1 employee earned between £60,000 and £70,000 in the year (2018: 1).
Pension contributions in respect of this employee were £806 (2018: £640)

7. Trustees' remuneration and related party transactions

Camille Dawson, a Trustee of the Albany and a Director of Camille Ltd. Camille Ltd was paid £0 (2018 - £97) for services provided to the Albany.

Vicki Amedume, a Trustee of the Albany and a Director of Upswing Ltd. Upswing Ltd was paid £123 (2018 - £nil) for services provided to the Albany.

No remuneration or expenses (2018 - £nil) were paid to Trustees during the year.

THE ALBANY 2001 COMPANY
Notes to the financial statements for the year ended 31 March 2019

8. Tangible Fixed Assets

	Freehold Property £	Theatre Equipment £	Computer Equipment £	Other Equipment, Fixtures & Fittings £	Total £
Cost or valuation:					
At 1 April 2018	7,404,782	330,047	39,946	158,176	7,932,951
Additions	-	29,439	22,014	24,511	75,964
Disposals	-	-	-	-	-
At 31 March 2019	7,404,782	359,486	61,960	182,687	8,008,915
Depreciation:					
At 1 April 2018	2,517,531	148,491	31,376	137,840	2,835,238
Provision for the year	88,561	66,254	13,160	12,704	180,679
Disposals	-	-	-	-	-
At 31 March 2019	2,606,092	214,745	44,536	150,544	3,015,917
Net Book value					
At 31 March 2019	4,798,690	144,741	17,424	32,143	4,992,998
At 31 March 2018	4,887,251	181,556	8,570	20,336	5,097,712

The net book value represents fixed assets wholly used for direct charitable purposes. Included in the figure of cost of freehold property is freehold land of £2,976,721 which is not being depreciated.

9. Debtors

	2019 £	2018 £
Trade debtors	110,232	143,339
Less bad debt provision	(13,875)	(13,875)
Other debtors	178,894	13,020
Prepayments and accrued income	304,180	80,778
	<u>579,431</u>	<u>223,262</u>

Included in the above are financial assets of £550,282 (2018: £136,469) valued at amortised cost.

10. Creditors: Amounts falling due within one year

	2019 £	2018 £
Trade creditors	195,381	119,937
Taxes and social security costs	61,250	61,644
Deferred income (note 10a)	128,304	153,562
Other creditors	79,169	69,336
Accruals	42,830	39,551
	<u>506,934</u>	<u>444,030</u>

Included in the above are financial liabilities of £317,379 (2018: £228,823) valued at amortised cost.

THE ALBANY 2001 COMPANY
Notes to the financial statements for the year ending 31 March 2019

10a Movement in Deferred Income

	At 1 April 2018	Net movement in year	At 31 March 2019
	£	£	£
London Borough of Lewisham	66,933	(66,933)	-
Grants in advance	25,250	31,176	56,426
Room Hire and box office in advance	61,379	7,499	68,878
	<u>153,562</u>	<u>(28,258)</u>	<u>125,304</u>

11

Summarised movements of funds	At 1 April 2018	Incoming resources	Resources expended	Transfers between funds	At 31 March 2019
	£	£	£	£	£
Unrestricted – General	248,801	2,097,632	(2,007,716)	(93,219)	245,498
Unrestricted – Revaluation Reserve	2,900,000	-	-	-	2,900,000
Designated – Capital	792,086	-	(56,648)	24,500	759,938
Designated – Business Development	50,000	-	(29,032)	29,032	50,000
Designated – Lounge Maintenance	-	-	-	40,000	40,000
Restricted – Capital	1,222,560	5,000	(88,515)	-	1,139,045
Restricted – Income	186,743	1,133,971	(842,153)	(313)	478,248
	<u>5,400,190</u>	<u>3,236,603</u>	<u>(3,024,065)</u>	<u>-</u>	<u>5,612,729</u>

Summarised movements of funds	At 1 April 2017	Incoming resources	Resources expended	Transfers between funds	At 31 March 2018
	£	£	£	£	£
Unrestricted – General	186,581	1,915,007	(1,810,774)	(42,013)	248,801
Unrestricted – Revaluation Reserve	2,900,000	-	-	-	2,900,000
Designated – Capital	842,846	-	(50,760)	-	792,086
Designated – Business Development	40,000	-	(28,608)	38,608	50,000
Restricted – Capital	1,307,963	5,000	(90,403)	-	1,222,560
Restricted – Income	179,497	755,858	(752,017)	3,405	186,743
	<u>5,456,887</u>	<u>2,675,865</u>	<u>(2,732,562)</u>	<u>-</u>	<u>5,400,190</u>

THE ALBANY 2001 COMPANY
Notes to the financial statements for the year ending 31 March 2019

Unrestricted – General

The fund represents the unrestricted reserves of the Charity.

Unrestricted Revaluation Reserve

The fund represents the revaluation on the land element of the property under transition to FRS 102.

Designated – Capital

The fund represents the net book value of non-restricted fixed assets classified as buildings.

Designated – Business Development

Preliminary costs and income relating to the building development project are charged and credited to this fund.

Designated – Lounge (Deptford) Maintenance

This fund is created from underspends in the agreed annual Deptford Lounge maintenance budget. This is to ensure we can fully meet our legal obligations under the contract.

Restricted – Capital

Capital grants are credited to this fund when received and depreciation relating to assets acquired with such grants are charged to the fund.

Restricted – Income

These funds summaries revenue income received for specific activities and related expenditure.

Explanations for the use of these restricted project funds is set out in detail in the Trustees' report section 'Achievements and Performance 2018/19' starting on page 3.

12 Restricted funds	At 1 April 2018	Incoming resources	Resources expended	Transfers	At 31 March 2019
	£	£	£		£
Income Funds					
ACE ¹ Strategic Touring – Circulate	-	-	-	-	-
ACE additional fund	-	-	-	-	-
Circulate II	-	52,080	(51,548)	(532)	-
Creative Europe	906	20,000	(20,524)	(382)	-
Playing on	4,879	-	(3,234)	-	1,645
Ed Renshaw Fund	3,308	2,500	(6,408)	601	1
Esmée Fairburn Future Arts Centre	6,905	30,000	(20,920)	-	15,985
Every Child	5,000	33,155	(35,478)	-	2,677
Family Arts	14,225	175,956	(150,071)	-	40,110
Fun Palaces	87,066	205,317	(145,367)	-	147,016
Garden Project	11,409	15,611	(18,869)	-	8,151
Hothouse	-	-	-	-	-
Lewisham Homes	502	7,000	(3,411)	-	4,091
Lewisham Homes (MMATA)	32,479	19,592	(52,529)	-	(458)
Meet Me at the Albany (MMATA)	14,282	120,948	(124,342)	-	10,888
National Theatre Connections	6,032	9,048	(10,033)	-	5,047
Young Peoples Programme	(250)	62,310	(42,706)	-	19,354
Big Lottery	-	27,669	(18,976)	-	8,693
Big Lottery Training	-	7,500	(1,975)	-	5,525
De Cameron	-	33,627	(22,347)	-	11,280
Festival of Creative Ageing	-	116,000	(6,473)	-	109,527
The Home	-	37,395	(23,205)	-	14,190
ID Babylon	-	11,001	(8,237)	-	2,764
Jack Petchey	-	10,000	(4,450)	-	5,550
LBS Programme	-	82,932	(58,490)	-	24,442
Women & Machine	-	12,000	(117)	-	11,883
Youth First	-	15,000	(12,442)	-	2,558
Youth Music	-	27,330	-	-	27,330
	186,743	1,133,971	(842,152)	(313)	478,249

THE ALBANY 2001 COMPANY

Notes to the financial statements for the year ending 31 March 2019

Capital Funds

Restricted - Capital Funds	1,222,560	5,000	(88,515)	-	1,139,045
	1,222,560	5,000	(88,515)	-	1,139,045

Total Restricted Funds

1,409,303	1,138,971	(930,667)	(313)	1,617,294
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¹ Arts Council England

² London Borough of Lewisham

12 Restricted funds	At 1 April 2017	Incoming resources	Resources expended	Transfers	At 31 March 2018
	£	£	£		£
Income Funds					
ACE ¹ Strategic Touring – Circulate	16,560	-	(16,560)	-	-
ACE additional fund	5,195	-	(5,195)	-	-
Circulate II	-	52,207	(55,329)	3,122	-
Creative Europe	88	13,100	(12,282)	-	906
Playing On	3,081	7,000	(6,000)	798	4,879
Ed Renshaw Fund	7,675	1	(4,368)	-	3,308
Esmée Fairburn Future Arts Centres	-	30,000	23,095	-	6,905
Every Child	-	36,301	31,301	-	5,000
Family Arts	47,198	150,115	(183,088)	-	14,225
Fun Palaces	54,840	187,546	(155,320)	-	87,066
Garden Project	3,179	23,463	(15,233)	-	11,409
Hothouse	10	-	(292)	282	-
Lewisham Homes	298	5,840	(5,636)	-	502
Lewisham Homes (MMATA)	5,049	75,444	(4,8014)	-	32,479
Meet Me at the Albany (MMATA)	20,975	106,426	(113,119)	-	14,282
National Theatre Connections	6,543	7,530	(8,041)	-	6,032
Young Peoples Programme	8,806	60,885	(69,143)	(798)	(250)
	179,497	755,858	(752,016)	3,404	186,743
Capital Funds					
Restricted - Capital Funds	1,307,963	5,000	(90,403)	-	1,222,560
	1,307,963	5,000	(90,403)	-	1,222,560
Total Restricted Funds	1,487,460	760,858	(842,419)	3,404	1,409,303

¹ Arts Council England

² London Borough of Lewisham

THE ALBANY 2001 COMPANY
Notes to the financial statements for the year ending 31 March 2019

13. Analysis of net assets between funds

	Unrestricted General Funds	Unrestricted Designated Funds	Revaluation Reserve	Restricted Income Funds	Restricted Capital Funds	Total
	£	£		£	£	2019 £
Tangible fixed assets	194,276	764,877	2,900,000	-	1,133,845	4,992,998
Stocks	8,793	-	-	-	-	8,793
Debtors	539,431	40,000	-	-	-	579,431
Cash at bank, in hand	9,930	45,061	-	478,249	5,200	538,440
Current liabilities	(506,933)	-	-	-	-	(506,933)
at 31 March 2019	245,497	849,938	2,900,000	478,249	1,139,045	5,612,729

Analysis of net assets between funds

	Unrestricted General Funds	Unrestricted Designated Funds	Revaluation Reserve	Restricted Income Funds	Restricted Capital Funds	Total
	£	£		£	£	2018 £
Tangible fixed assets	183,066	792,086	2,900,000	-	1,222,560	5,097,712
Stocks	13,348	-	-	-	-	13,348
Debtors	223,262	-	-	-	-	223,262
Cash at bank, in hand	273,155	50,000	-	186,743	-	509,898
Current liabilities	(444,030)	-	-	-	-	(444,030)
at 31 March 2018	248,801	842,086	2,900,000	186,743	1,222,560	5,400,190

14. Contingent Asset

The Albany is in the process of making a four year back-claim to HMRC for overpaid VAT in relation to the application of the rules for VAT cultural exemption. The Albany considers that it is probable that the claim will be recovered from HMRC and it therefore has a contingent asset estimated to be approximately £80k. The claim is not recognised as a debtor in the accounts as it is subject to approval by HMRC.

THE ALBANY 2001 COMPANY

Notes to the financial statements for the year ending 31 March 2019

15 Grants and donations receivable during the year	2019 £	2018 £
Unrestricted grants and donations		
<i>London Borough of Lewisham</i>		
- annual revenue support	188,200	188,200
<i>Arts Council England</i>		
- annual revenue support	176,015	176,016
Sundry donation	2,650	3,273
	366,865	367,489
Restricted income grants and donations		
<i>Arts Council England</i>	167,395	200,849
<i>Arts Council England</i> Strategic touring grant	52,080	50,365
<i>Arts Council Wales</i>	-	2,500
Association of British Orchestras	-	3,000
AVIVA	-	500
Big Lottery Fund	85,169	9,950
February Foundation	5,000	-
Future Arts Centres (ARC Stockton)	48,995	28,331
Drapers Boreman	-	1,000
Entelechy Arts	17,218	-
Esmée Fairburn Foundation	30,000	30,000
Goldsmiths College (Apprentice)	-	900
Jack & Rosa Charitable Trust	-	5,000
Jack Petchey Foundation	11,500	-
LEAN Lewisham Live	9,014	-
Likeminds	8,627	-
<i>London Borough of Lewisham</i>		
- Lewisham Investment Fund	79,090	79,090
- Apprenticeships Scheme	-	1,000
- Tideway	4,000	-
- Age against the Machine	116,000	-
Metropolitan Public Gardens	1,461	-
Mytime Active	1,500	-
National Theatre	7,578	6,398
Open Gate Trust	1,000	-
Paul Hamlyn Foundation	60,000	93,750
PRS Foundation	8,641	-
Royal Opera House	12,000	-
Tesco	-	1,000
The Wellcome Trust	121,458	75,000
Theatre du Pelican	11,001	-
Youth First	16,200	7,500
Youth Music	25,830	-
Private donations - Ed Renshaw project	-	1
Private donations - Every Child project	19,160	20,470
Private donations - Family Arts project	14,429	2,500
Private donations - Fun Palaces project	725	9,661
Private donations - Garden project	150	2,513
Private donations - Meet me at the Albany project	323	4,006
Private donations - Young creatives project	1,309	1,627
	936,853	636,911

THE ALBANY 2001 COMPANY
Notes to the financial statements for the year ending 31 March 2019

Capital grants and donations

Theatre Trust	5,000	-
Private donations	-	5,000
	<u>5,000</u>	<u>5,000</u>
Total grants and donations	<u>1,308,718</u>	<u>1,009,400</u>