

COATHAM HOUSE

England & Wales · Charity number 1026620

Details

Other names	COATHAM HOUSE PROJECTS
Status	Registered
Legal form	Charitable company
Company number	02804567
Registered	1993-09-29
Register	View on the Charity Commission register

Contact

Address	Coatham House 15 High Street Redcar Cleveland TS10 3BZ
Phone	01642486844
Email	coathamhouse@hotmail.co.uk
Website	coathamhouseprojects.org.uk

Activities

Objects: THE RELIEF OF SINGLE HOMELESS PERSONS (INCLUDING CHILDREN AGED 14 YEARS AND OLDER) AND TO ASSIST NEEDY PERSONS IN SUCH MANNER OR WAY AS THE COMPANY SHALL FROM TIME TO TIME THINK FIT AND IN PARTICULAR BY THE PROVISION OF HOMES OR DWELLINGS FURNISHED OR UNFURNISHED

Activities: Provides housing, training and support for young homeless people.

Classification

- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Children/young People

Geography

- **Area of benefit:** NOT DEFINED - IN PRACTICE THE BOROUGH OF REDCAR AND CLEVELAND
- Redcar And Cleveland

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£531,482	£392,762	£698,771	12
2024-03-31	£440,578	£457,365	-	-
2023-03-31	£379,775	£364,764	-	-
2022-03-31	£318,390	£303,383	-	-
2021-03-31	£341,346	£283,127	-	-

Trustees

Name	Role	Appointed
Amanda McWilliams		2023-02-27
DAVID ROBERT STONES		2017-01-11
David Eagle		2019-05-02
Gursharan Singh		2023-04-24
Valerie Yare		2016-07-06

COATHAM HOUSE

England & Wales - Charity number 1026620

Accounts

REGISTERED COMPANY NUMBER: 02804567 (England and Wales)
REGISTERED CHARITY NUMBER: 1026620

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 March 2025
for
Coatham House
(A Company Limited by Guarantee)

JBC Accountants Limited
Chartered Accountants
3B Lockheed Court
Preston Farm
Stockton on Tees
TS18 3SH

Coatham House

Contents of the Financial Statements
for the Year Ended 31 March 2025

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Coatham House

Report of the Trustees
for the Year Ended 31 March 2025

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

OBJECTIVES AND ACTIVITIES

Objectives and aims

The company is a charity and exists to provide public benefit by helping young, homeless people move towards successful independent living through the provision of temporary, managed accommodation, development of life skills and assistance with permanent resettlement.

The mission statement for Coatham House Projects is 'to accommodate, support and reintegrate homeless young people into society and to raise awareness of their plight'.

We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities.

Coatham House

Report of the Trustees for the Year Ended 31 March 2025

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The charity has continued to build upon its core services in Redcar throughout 2024/25. We added new trustees and a new member of staff to increase the capacity of the charity in terms of its ability to meet the growing demand for those who are homeless in the town and those at risk of becoming homeless. We have worked hard with the current trustees on the governance structure and are taking a long-term view about the sustainability of the charity as we move forward in the current economic environment.

The manager, company members, trustees, staff and volunteers are all committed to the development and sustainability of the mission and increasingly recognise the nature of the crucial services that it delivers in Redcar at a time of real need.

The Charity has continued its progression in terms of meeting its core aims, which is that of putting a roof over an increasing number of heads in the town. We are now working with over 30 clients each week - those who are experiencing homelessness and those at risk of homelessness. We directly provide accommodation for 22 clients and support services for a further 10 clients. It is the support structure provided by a small and dedicated team that helps young people cope with homelessness and start the journey to gather the skills in order to access sustainable housing options in the future. The environment has proved very challenging as we adapted to moving on from the pandemic dealing with the deep cost of living crisis that has impacted deeply on our client group in an area already with high levels of deprivation. We have worked hard as a charity to bring more resources to the table in terms of improved grant donations and improved rental collection through some excellent support work and liaison with the local housing benefits. We continue to build up a solid working relationship with the local authority and still provide contracted work with Redcar and Cleveland Borough Council as part of a co-ordinated response to the homeless issue in the locality. We continue to build and expand our stakeholder network to enable the charity to get the best outcomes for the clients that we are engaged with.

This includes the ongoing development of personal development opportunities with local statutory and non-statutory agencies working with young people on cooking skills, sporting activities and mindfulness activity to improve the lives of our clients and we now offer a more holistic and person led set of development pathways.

The trustees are now actively following a development plan to create more housing options to meet the growing need for safe and secure supported accommodation in the town from those in housing need. Sadly, homelessness in Redcar continues to rise and we see ourselves as a vital part of the multi-agency response to that challenge. The trustees have continued to invest in the staff team and our social media work alongside maintaining investment in our properties ensuring that the tenant experience is as good as we can make it. We continue to work in partnership with like-minded agencies to deliver an innovative response to the growing needs of the client group in Redcar. We have taken up a High Street presence through the purchase and updating of the property at 15 High Street. This has become our base for service delivery, the purchase in partnership with the Keyfund.

The charity will continue to be part of the non statutory sector response to homelessness in the Redcar area doing what it was set up to do - house vulnerable young people on an increasing scale with increasing impact.

FINANCIAL REVIEW

Financial Review

During the year there has been a net inflow of resources amounting to £138,720 (2024: outflow £16,787). Total funds now stand at £698,771. There has been a net inflow of unrestricted funds of £76,470 and inflow of restricted funds of £62,250. The Statement of Financial Activities on page 7 shows the charity's income and how it has been spent during the year. Notes 2 to 4 to the accounts on pages 13 and 14 detail income received in the year and its source. The trustees are very grateful for all the support received.

The charity is largely dependent upon income from statutory sources, various trusts and other charitable sources. The Trustees have no reason to doubt that the charity will continue to attract sufficient funds. The major source of income has been housing benefit.

The organisation aims to increase its income generation activities in the next financial year to assist with its self-sustainability.

Coatham House

Report of the Trustees for the Year Ended 31 March 2025

FINANCIAL REVIEW

Investment policy and objectives

Any funds which may be surplus from time to time are invested in deposit accounts to ensure that they are available to the charity when required.

Reserves policy

On reviewing the reserves policy, the Trustees have established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets ('the free reserves') held by the charity should be between 3 and 6 months of the resources expended on normal operating activities which equate to £53,250 to £106,500 in general funds. At this level, the Trustees feel that they would be able to continue current activities of the charity in the event of a significant drop in funding. It would obviously be necessary to consider how the funding would be replaced or activities changed. At present the unrestricted reserves are £624,872 but of this figure £579,657 related to fixed assets, therefore free reserves are £45,215 at 31 March 2025. The Trustees are committed to taking appropriate action to continue to obtain further funding to reach the targeted level of unrestricted funds and are sourcing further grant funding along with reviewing the activities of the trading subsidiary to optimize income generation.

FUTURE STRATEGY

The board recognises that the year has again provided a very challenging backdrop to the ongoing delivery of our services and dealing with the broader impact upon our client group. It has also changed the circumstances for fund givers with increased demand for funding at a time when resources to allocate have decreased. The board is committed to its funding strategy and is working on a clear impact statement to support our funding endeavours as we move forward.

The current board is looking at recruiting new members to oversee the delivery and sustainment of the organisations activities and impact. Coatham House aims to be a top quality player in the housing and homelessness sector in Redcar by creating an infrastructure for professional development moving forward.

The board are committed to continuing its core services and the development of the enterprise activities via its trading arm.

Over the last few years, the Board has taken steps to reduce core costs, improve our housing stock and invest in the development of our staff. This will continue to form part of our strategy going forward, along with using some of those savings to ensure that Coatham House is an 'employer of choice' in the sector and in investing in additional properties when possible

The trustees would like to recognise the work of the staff team, volunteers and all those stakeholders who continue to support the work of the organisation in Redcar.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The organisation is a charitable company limited by guarantee, incorporated on 21 March 1993 and registered as a charity on 29 September 1993.

The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association.

Recruitment and appointment of new trustees

Under the Articles, two trustees will stand down at the AGM but are eligible for re-election. The charity's trustees are reinstated from its membership, with a view to harnessing skills which are appropriate to its activities.

Organisational structure

The Board of Trustees meet at least six times a year and is responsible for the strategic direction of the charity. The day to day running of the charity is delegated to the manager and staff team. The manager attends and reports to all Board meetings and liaises with the Board if necessary.

Coatham House

Report of the Trustees for the Year Ended 31 March 2025

STRUCTURE, GOVERNANCE AND MANAGEMENT

Induction and training of new trustees

All potential new trustees are invited for a meeting with the manager and visit all the charity's projects to speak with staff and service users. They will meet with the chair and attend two board meetings as observers to get a flavour of what is involved prior to agreeing to act. All new trustees are issued with a copy of the Memorandum and Articles of Association, accounts, business plan and any other relevant information.

A skills audit is carried out every one to two years to ensure that appointments to sub groups within the board make best use of trustees' skills.

Risk management

Through their regular involvement in the management of the charity the Trustees are aware of the major risks involved in running the charity and policies and procedures are in place to mitigate these risks. A business plan is in place to guide Trustees and is subject to review as appropriate. Internal risks are minimised by the implementation of procedures for authorisation of all transactions and projects and to ensure consistent quality of delivery for all operational aspects of the charitable company. These procedures are periodically reviewed to ensure that they still meet the needs of the charity.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

02804567 (England and Wales)

Registered Charity number

1026620

Registered office

15 High Street
Redcar
TS10 3BZ

Trustees

David Robert Stones
Hazel Valerie Yare
Andrew Pettersen (resigned 21/7/2025)
David Eagle
Amanda McWilliams
Gursharan Hardeyal Singh

Company Secretary

David Eagle

Independent Examiner

JBC Accountants Limited
Chartered Accountants
3B Lockheed Court
Preston Farm
Stockton on Tees
TS18 3SH

Solicitors

Cygnets Law
Portland House
West Dyke Road
Redcar
TS10 1DH

Coatham House

Report of the Trustees
for the Year Ended 31 March 2025

REFERENCE AND ADMINISTRATIVE DETAILS

Bankers

Unity Trust Bank Plc
Nine Brindley Place
Birmingham
B1 2HB

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on15/12/25..... and signed on its behalf by:



.....
David Eagle - Trustee

**Independent Examiner's Report to the Trustees of
Coatham House**

Independent examiner's report to the trustees of Coatham House ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2025.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under Section 145(5) (b) of the 2011 Act.

Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Lynne Dickson FCA

JBC Accountants Limited
Chartered Accountants
3B Lockheed Court
Preston Farm
Stockton on Tees
TS18 3SH

Date: 16/12/2025

Coatham House

Statement of Financial Activities
(Incorporating an Income and Expenditure Account)
for the Year Ended 31 March 2025

	Notes	Unrestricted funds £	Restricted funds £	31/3/25 Total funds £	31/3/24 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	21,093	109,050	130,143	70,289
Charitable activities					
Supporting the homeless	4	392,385	-	392,385	355,357
Other trading activities	3	8,954	-	8,954	14,932
Total		422,432	109,050	531,482	440,578
 EXPENDITURE ON					
Charitable activities					
Supporting the homeless	5	345,962	46,800	392,762	457,365
 NET INCOME/(EXPENDITURE)					
		76,470	62,250	138,720	(16,787)
 RECONCILIATION OF FUNDS					
Total funds brought forward		548,402	11,649	560,051	576,838
TOTAL FUNDS CARRIED FORWARD		624,872	73,899	698,771	560,051

The notes form part of these financial statements

Coatham House

**Balance Sheet
31 March 2025**

	Notes	Unrestricted funds £	Restricted funds £	31/3/25 Total funds £	31/3/24 Total funds £
FIXED ASSETS					
Tangible assets	12	579,656	60,000	639,656	458,996
Investments	13	1	-	1	1
		<u>579,657</u>	<u>60,000</u>	<u>639,657</u>	<u>458,997</u>
CURRENT ASSETS					
Debtors	14	6,630	-	6,630	35,529
Cash at bank and in hand		194,068	13,899	207,967	151,988
		<u>200,698</u>	<u>13,899</u>	<u>214,597</u>	<u>187,517</u>
CREDITORS					
Amounts falling due within one year	15	(38,058)	-	(38,058)	(20,635)
		<u>162,640</u>	<u>13,899</u>	<u>176,539</u>	<u>166,882</u>
NET CURRENT ASSETS					
		<u>162,640</u>	<u>13,899</u>	<u>176,539</u>	<u>166,882</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>742,297</u>	<u>73,899</u>	<u>816,196</u>	<u>625,879</u>
CREDITORS					
Amounts falling due after more than one year	16	(117,425)	-	(117,425)	(65,828)
		<u>624,872</u>	<u>73,899</u>	<u>698,771</u>	<u>560,051</u>
NET ASSETS					
		<u>624,872</u>	<u>73,899</u>	<u>698,771</u>	<u>560,051</u>
FUNDS	19				
Unrestricted funds				624,872	548,402
Restricted funds				73,899	11,649
				<u>698,771</u>	<u>560,051</u>
TOTAL FUNDS				<u>698,771</u>	<u>560,051</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2025 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

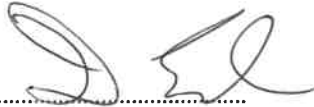
- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

Coatham House

Balance Sheet - continued
31 March 2025

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on15/12/25..... and were signed on its behalf by:



.....
David Eagle - Trustee

Coatham House

Cash Flow Statement
for the Year Ended 31 March 2025

	Notes	31/3/25 £	31/3/24 £
Cash flows from operating activities			
Cash generated from operations	1	187,943	16,513
Interest paid		(6,873)	(5,081)
Net cash provided by operating activities		<u>181,070</u>	<u>11,432</u>
Cash flows from investing activities			
Purchase of tangible fixed assets		(194,607)	(15,000)
Net cash used in investing activities		<u>(194,607)</u>	<u>(15,000)</u>
Cash flows from financing activities			
New loans in year		90,000	-
Loan repayments in year		(20,484)	(6,232)
Net cash provided by/(used in) financing activities		<u>69,516</u>	<u>(6,232)</u>
Change in cash and cash equivalents in the reporting period			
Cash and cash equivalents at the beginning of the reporting period		55,979	(9,800)
Cash and cash equivalents at the end of the reporting period		<u>151,988</u>	<u>161,788</u>
Cash and cash equivalents at the end of the reporting period		<u>207,967</u>	<u>151,988</u>

The notes form part of these financial statements

Coatham House

**Notes to the Cash Flow Statement
for the Year Ended 31 March 2025**

1. RECONCILIATION OF NET INCOME/(EXPENDITURE) TO NET CASH FLOW FROM OPERATING ACTIVITIES

	31/3/25	31/3/24
	£	£
Net income/(expenditure) for the reporting period (as per the Statement of Financial Activities)	138,720	(16,787)
Adjustments for:		
Depreciation charges	13,946	2,425
Interest paid	6,873	5,081
Decrease in debtors	28,899	27,073
Decrease in creditors	(495)	(1,279)
Net cash provided by operations	<u>187,943</u>	<u>16,513</u>

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1/4/24	Cash flow	At 31/3/25
	£	£	£
Net cash			
Cash at bank and in hand	151,988	55,979	207,967
	<u>151,988</u>	<u>55,979</u>	<u>207,967</u>
Debt			
Debts falling due within 1 year	(8,768)	(17,918)	(26,686)
Debts falling due after 1 year	(65,828)	(51,597)	(117,425)
	<u>(74,596)</u>	<u>(69,515)</u>	<u>(144,111)</u>
Total	<u>77,392</u>	<u>(13,536)</u>	<u>63,856</u>

The notes form part of these financial statements

Coatham House

Notes to the Financial Statements for the Year Ended 31 March 2025

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value.

The trustees consider that there are no material uncertainties about Coatham House's ability to continue as a going concern and as such, these financial statements have been prepared on the going concern basis.

Income

All income is recognised in the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

There is no netting off of expenditure within the accounts.

Gifts in kind are included within donations in the SOFA at an estimate of the cost of providing the service. The equivalent cost is also included within resources expended.

Grants towards fixed assets are treated as donations in the SOFA as the asset is capitalised in the Balance Sheet. The income is treated as a restricted fund and depreciation charged to it each year. Revenue grants are credited to the SOFA for the year to which they relate.

Expenditure

All expenditure is accounted for on an accruals basis and includes attributable VAT which cannot be recovered.

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

Charitable expenditure comprises those costs incurred by the Charity in the delivery of its activities. It includes both costs which can be directly allocated to activities and those costs of an indirect nature necessary to support them.

Governance costs are those incurred in connection with compliance with constitutional and statutory requirements.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- not provided
Short leasehold	- 10% on cost
Improvements to property	- not provided
Fixtures and fittings	- 25% on cost
Motor vehicles	- 25% on cost

Properties and associated improvement costs are stated at cost or valuation. The cost of property is their purchase price together with incidental costs of acquisition.

Expenditure on property which has resulted in an enhancement, is capitalised.

No depreciation is charged on property because they are maintained in a state of repair such that the estimated residual value is not less than their net book value. The annual charge would therefore be immaterial.

Coatham House

Notes to the Financial Statements - continued for the Year Ended 31 March 2025

1. ACCOUNTING POLICIES - continued

Related party exemption

The charitable company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Taxation

The charity is an exempt charity within the meaning of Schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes.

Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

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

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering the funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Pension scheme

The charity operates a fully insured, contributory defined contribution pension scheme for all employees. The charity contributions are charged to the SOFA in the period to which they relate.

2. DONATIONS AND LEGACIES

	31/3/25	31/3/24
	£	£
Donations	1,093	21,089
Grants	129,050	49,200
	<u>130,143</u>	<u>70,289</u>

Grants received, included in the above, are as follows:

	2025	2024
	£	£
Ballinger Trust	20,000	20,000
County Durham Community Fund	-	5,500
Lloyds Bank Foundation	25,000	-
Virgin Money Foundation; Power to Change	-	8,000
The Albert Hunt Trust	7,000	-
Access - the Foundation for Social Investment (LARCH)	60,000	-
Woodsmith Foundation	-	4,000
B&Q Foundation	-	5,000
Help the Homeless	-	5,000
Tees Valley Community Fund	-	1,700
Morrisons Foundation	8,000	-
The Percy Bilton Charity	2,000	-
Jack Brunton Charitable Trust	3,000	-
The Teesside Charity	4,050	-
	<u>129,050</u>	<u>49,200</u>

Coatham House

**Notes to the Financial Statements - continued
for the Year Ended 31 March 2025**

3. OTHER TRADING ACTIVITIES		31/3/25	31/3/24
		£	£
Miscellaneous income		8,954	14,932
		<u> </u>	<u> </u>
4. INCOME FROM CHARITABLE ACTIVITIES		31/3/25	31/3/24
	Activity	£	£
Rents and housing benefits	Supporting the homeless	353,185	324,157
Support services	Supporting the homeless	39,200	31,200
		<u> </u>	<u> </u>
		<u>392,385</u>	<u>355,357</u>
5. CHARITABLE ACTIVITIES COSTS			
	2025	2025	2025
	£	£	£
	Unrestricted	Restricted	Total
			2024
			£
			Total
Costs allocated directly to activities:			
Staff costs	163,852	18,750	182,602
Premises costs	71,936	2,750	74,686
Telephone, post stationery & advertising	1,402	-	1,402
Insurance	11,470	-	11,470
Travel & training	4,346	-	4,346
Sundry costs	2,825	-	2,825
Bad debts	(17,511)	-	(17,511)
Depreciation	350	-	350
Grants payable to subsidiary	-	-	-
Support costs (see note 6)	107,292	25,300	132,592
	<u>345,962</u>	<u>46,800</u>	<u>392,762</u>
	<u> </u>	<u> </u>	<u>457,365</u>
6. GRANTS PAYABLE		31/3/25	31/3/24
		£	£
Supporting the homeless		-	37,607
		<u> </u>	<u> </u>

Coatham House

**Notes to the Financial Statements - continued
for the Year Ended 31 March 2025**

7. SUPPORT COSTS

	2025	2025	2025	2024
	£	£	£	£
	Unrestricted	Restricted	Total	Total
Staff costs	10,597	-	10,597	8,029
Premises costs	29,169	19,000	48,169	24,898
Telephone, post, stationery & advertising	19,208	-	19,208	15,918
Consultancy fees	22,006	-	22,006	22,041
Loan interest	6,873	-	6,873	5,081
Sundry costs	2,481	-	2,481	1,122
Subsidiary costs	733	-	733	-
Governance costs:				
- Staff costs	7,387	-	7,387	6,304
- Accountancy fees	2,838	-	2,838	2,808
- Legal & professional fees	6,000	6,300	12,300	5,533
	<u>107,292</u>	<u>25,300</u>	<u>132,592</u>	<u>91,734</u>

8. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	31/3/25	31/3/24
	£	£
Depreciation - owned assets	<u>350</u>	<u>2,425</u>

9. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2025 nor for the year ended 31 March 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2025 nor for the year ended 31 March 2024.

10. STAFF COSTS

	31/3/25	31/3/24
	£	£
Wages and salaries	183,075	157,457
Social security costs	10,640	8,469
Other pension costs	6,872	6,823
	<u>200,587</u>	<u>172,749</u>

The average monthly number of employees during the year was as follows:

	31/3/25	31/3/24
Office	1	1
Hostel and Outreach	11	10
	<u>12</u>	<u>11</u>

No employees received emoluments in excess of £60,000.

Coatham House

**Notes to the Financial Statements - continued
for the Year Ended 31 March 2025**

11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	41,089	29,200	70,289
Charitable activities			
Supporting the homeless	355,357	-	355,357
Other trading activities	14,932	-	14,932
Total	<u>411,378</u>	<u>29,200</u>	<u>440,578</u>
EXPENDITURE ON			
Charitable activities			
Supporting the homeless	434,995	22,370	457,365
NET INCOME/(EXPENDITURE)	(23,617)	6,830	(16,787)
RECONCILIATION OF FUNDS			
Total funds brought forward	572,019	4,819	576,838
TOTAL FUNDS CARRIED FORWARD	<u>548,402</u>	<u>11,649</u>	<u>560,051</u>

12. TANGIBLE FIXED ASSETS

	Freehold property £	Short leasehold £	Improvements to property £
COST			
At 1 April 2024	444,999	89,880	31,408
Additions	163,472	-	28,909
Disposals	-	-	(16,399)
At 31 March 2025	<u>608,471</u>	<u>89,880</u>	<u>43,918</u>
DEPRECIATION			
At 1 April 2024	-	89,880	17,812
Charge for year	-	-	-
Eliminated on disposal	-	-	(2,803)
At 31 March 2025	<u>-</u>	<u>89,880</u>	<u>15,009</u>
NET BOOK VALUE			
At 31 March 2025	<u>608,471</u>	<u>-</u>	<u>28,909</u>
At 31 March 2024	<u>444,999</u>	<u>-</u>	<u>13,596</u>

Coatham House

**Notes to the Financial Statements - continued
for the Year Ended 31 March 2025**

12. TANGIBLE FIXED ASSETS - continued

	Fixtures and fittings £	Motor vehicles £	Totals £
COST			
At 1 April 2024	54,153	5,000	625,440
Additions	2,226	-	194,607
Disposals	(2,974)	-	(19,373)
	53,405	5,000	800,674
DEPRECIATION			
At 1 April 2024	53,753	5,000	166,445
Charge for year	350	-	350
Eliminated on disposal	(2,974)	-	(5,777)
	51,129	5,000	161,018
NET BOOK VALUE			
At 31 March 2025	2,276	-	639,656
At 31 March 2024	400	-	458,995

Tangible fixed assets includes a motor vehicle (net book value £nil), which was purchased using a grant from Help the Homeless.

The freehold properties were valued by the trustees at open market value as at 31 March 2025. The original cost of the freehold property was £540,145 (2024: £361,673).

The purchase of 15 High Street, Redcar completed July 2024, at a total cost of £170,000. A grant (£60,000) and a loan (£90,000) from the LARCH fund, provided by the Key Fund, has been funded by Access - the Foundation for Social Investment and Big Society Capital have assisted with the purchase.

13. FIXED ASSET INVESTMENTS

	Shares in group undertakings £
MARKET VALUE	
At 1 April 2024 and 31 March 2025	1
NET BOOK VALUE	
At 31 March 2025	1
At 31 March 2024	1

There were no investment assets outside the UK.

The company's investments at the balance sheet date in the share capital of companies include the following:

Coatham House

Notes to the Financial Statements - continued
for the Year Ended 31 March 2025

13. FIXED ASSET INVESTMENTS - continued

Coatham House Enterprises Limited

Registered office: United Kingdom

Nature of business: Lets accommodation to young people

	%	
Class of share:	holding	
Ordinary	100	

	31/3/25	31/3/24
	£	£
Aggregate capital and reserves	55	(342)
Profit for the year	397	38,427
	<u> </u>	<u> </u>

14. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31/3/25	31/3/24
	£	£
Trade debtors	6,074	29,624
Other debtors	52	52
Prepayments	504	5,853
	<u> </u>	<u> </u>
	<u>6,630</u>	<u>35,529</u>

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31/3/25	31/3/24
	£	£
Bank loans and overdrafts (see note 17)	26,686	8,768
Trade creditors	1,064	2,539
Other creditors	1,711	1,137
Accruals and deferred income	8,597	8,191
	<u> </u>	<u> </u>
	<u>38,058</u>	<u>20,635</u>

16. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31/3/25	31/3/24
	£	£
Bank loans (see note 17)	117,425	65,828
	<u> </u>	<u> </u>

17. LOANS

An analysis of the maturity of loans is given below:

	2025	2024
	£	£
Amounts falling due:		
Within one year	26,686	8,768
Between one and two years	26,686	8,768
Between two and five years	59,558	26,163
More than five years	31,181	30,897
	<u> </u>	<u> </u>
	<u>144,111</u>	<u>74,596</u>

The above includes an interest-free loan awarded by the Quaker Housing Trust. The balance will be repaid over the next 4 years.

Coatham House

Notes to the Financial Statements - continued
for the Year Ended 31 March 2025

17. LOANS - continued

There is also a loan from Unity Trust Bank plc which is repayable by monthly instalments over 10 years at an interest rate of 9%.

A loan of £90,000 has been advanced by the LARCH fund, provided by Key Fund Investments Ltd and funded by Access - the Foundation for Social Investment and Big Society Capital, to assist with the purchase of 15 High Street, Redcar. This is repayable over 5 years at an interest rate of 5% pa.

Security has been given for amounts included in creditors of £128,311 (2024: £52,546).

The Unity Trust Bank plc has a charge over the property at 1 Bank Street, Redcar.

Key Fund Investments Ltd holds a first legal charge over 15 High Street, Redcar.

18. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	31/3/25	31/3/24
	£	£
Within one year	-	7,750
Between one and five years	5,400	5,400
	<u>5,400</u>	<u>13,150</u>

19. MOVEMENT IN FUNDS

	At 1/4/24	Net movement in funds	At 31/3/25
	£	£	£
Unrestricted funds			
Unrestricted funds	548,402	71,470	619,872
Ballinger Charitable Trust	-	5,000	5,000
	<u>548,402</u>	<u>76,470</u>	<u>624,872</u>
Restricted funds			
Lloyds TSB	-	6,250	6,250
County Durham Community Foundation	2,750	(2,750)	-
Virgin Money Foundation; Power To Change	6,899	(6,300)	599
Woodsmith Foundation	2,000	(2,000)	-
Key Fund	-	60,000	60,000
Jack Brunton Charitable Trust	-	3,000	3,000
The Teesside Charity	-	4,050	4,050
	<u>11,649</u>	<u>62,250</u>	<u>73,899</u>
TOTAL FUNDS	<u>560,051</u>	<u>138,720</u>	<u>698,771</u>

Coatham House

**Notes to the Financial Statements - continued
for the Year Ended 31 March 2025**

19. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Unrestricted funds	402,432	(330,962)	71,470
Ballinger Charitable Trust	20,000	(15,000)	5,000
	<u>422,432</u>	<u>(345,962)</u>	<u>76,470</u>
Restricted funds			
Lloyds TSB	25,000	(18,750)	6,250
The Albert Hunt Trust	7,000	(7,000)	-
County Durham Community Foundation	-	(2,750)	(2,750)
Virgin Money Foundation; Power To Change	-	(6,300)	(6,300)
Woodsmith Foundation	-	(2,000)	(2,000)
The Percy Bilton Charitable Trust	2,000	(2,000)	-
Morrisons Foundation 125 Year Community Spaces Fund	8,000	(8,000)	-
Key Fund	60,000	-	60,000
Jack Brunton Charitable Trust	3,000	-	3,000
The Teesside Charity	4,050	-	4,050
	<u>109,050</u>	<u>(46,800)</u>	<u>62,250</u>
TOTAL FUNDS	<u><u>531,482</u></u>	<u><u>(392,762)</u></u>	<u><u>138,720</u></u>

Comparatives for movement in funds

	At 1/4/23 £	Net movement in funds £	At 31/3/24 £
Unrestricted funds			
Unrestricted funds	572,019	(23,617)	548,402
Restricted funds			
Community Foundation	2	(2)	-
Cleveland Fire Brigade	4,817	(4,817)	-
County Durham Community Foundation	-	2,750	2,750
Virgin Money Foundation; Power To Change	-	6,899	6,899
Woodsmith Foundation	-	2,000	2,000
	<u>4,819</u>	<u>6,830</u>	<u>11,649</u>
TOTAL FUNDS	<u><u>576,838</u></u>	<u><u>(16,787)</u></u>	<u><u>560,051</u></u>

Coatham House

**Notes to the Financial Statements - continued
for the Year Ended 31 March 2025**

19. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Unrestricted funds	391,378	(414,995)	(23,617)
Ballinger Charitable Trust	20,000	(20,000)	-
	<hr/>	<hr/>	<hr/>
	411,378	(434,995)	(23,617)
Restricted funds			
Community Foundation	-	(2)	(2)
Cleveland Fire Brigade	-	(4,817)	(4,817)
County Durham Community Foundation	5,500	(2,750)	2,750
B&Q Foundation	5,000	(5,000)	-
Tees Valley Community Fund	1,700	(1,700)	-
Virgin Money Foundation; Power To Change	8,000	(1,101)	6,899
Woodsmith Foundation	4,000	(2,000)	2,000
Help the Homeless	5,000	(5,000)	-
	<hr/>	<hr/>	<hr/>
	29,200	(22,370)	6,830
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>440,578</u>	<u>(457,365)</u>	<u>(16,787)</u>

A grant of £20,000 from Ballinger has been used to fund core costs during the year.

The remainder of the grants from County Durham Foundation and the Woodsmith Foundation, together with grants from the Percy Bilton Trust, the Albert Hunt Trust and the Morrisons Foundation have contributed towards the costs of refurbishment work carried out on the hostel and the charity's new head office, 15 High Street.

£8,000 was received from the Virgin Money Foundation Power to Change for participation in the Leading the Way programme in 2023-24. £6,300 has been used to develop leadership skills within the organisation. £599 will be carried forward to be used in 2025/26.

Grants from the Jack Brunton Charitable Trust and the Teesside Charity will be carried forward and spent in 2025-26.

There has been a grant of £60,000 from the LARCH fund, provided by the Key Investment Fund Ltd, which is funded by Access - the Foundation for Social Investment and Big Society Capital. This has been used to assist with the purchase of 15 High Street, Redcar.

Coatham House

Notes to the Financial Statements - continued
for the Year Ended 31 March 2025

20. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2025.

21. STATUTORY INFORMATION

Coatham House is a company limited by guarantee and has no share capital.

The company is registered in England and Wales and its registered number and office address can be found within the 'Reference and Administrative Details' of the Report of the Trustees.

COATHAM HOUSE

England & Wales - Charity number 1026620

Accounts

REGISTERED COMPANY NUMBER: 02804567 (England and Wales)
REGISTERED CHARITY NUMBER: 1026620

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 March 2024
for
Coatham House
(A Company Limited by Guarantee)

JBC Accountants Limited
Chartered Accountants
3B Lockheed Court
Preston Farm
Stockton on Tees
TS18 3SH

Coatham House

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for the Year Ended 31 March 2024**

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Balance Sheet	8 to 9
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Coatham House

Report of the Trustees
for the Year Ended 31 March 2024

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2024. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The company is a charity and exists to provide public benefit by helping young, homeless people move towards successful independent living through the provision of temporary, managed accommodation, development of life skills and assistance with permanent resettlement.

The mission statement for Coatham House Projects is 'to accommodate, support and reintegrate homeless young people into society and to raise awareness of their plight'.

We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities.

Coatham House

Report of the Trustees for the Year Ended 31 March 2024

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The charity has continued to build upon its core services in Redcar throughout 2023/24. We added new trustees and a new member of staff to increase the capacity of the charity in terms of its ability to meet the growing demand for those who are homeless in the town and those at risk of becoming homeless. We have worked hard with the current trustees on the governance structure and are taking a long-term view about the sustainability of the charity as we move forward in the current economic environment.

The manager, company members, trustees, staff and volunteers are all committed to the development and sustainability of the mission and increasingly recognise the nature of the crucial services that it delivers in Redcar at a time of real need.

The Charity has continued its progression in terms of meeting its core aims, which is that of putting a roof over an increasing number of heads in the town. We are now working with over 30 clients each week - those who are experiencing homelessness and those at risk of homelessness. We directly provide accommodation for 22 clients and support services for a further 10 clients. It is the support structure provided by a small and dedicated team that helps young people cope with homelessness and start the journey to gather the skills in order to access sustainable housing options in the future. The environment has proved very challenging as we adapted to moving on from the pandemic dealing with the deep cost of living crisis that has impacted deeply on our client group in an area already with high levels of deprivation. We have worked hard as a charity to bring more resources to the table in terms of improved grant donations and improved rental collection through some excellent support work and liaison with the local housing benefits. We continue to build up a solid working relationship with the local authority and still provide contracted work with Redcar and Cleveland Borough Council as part of a co-ordinated response to the homeless issue in the locality. We continue to build and expand our stakeholder network to enable the charity to get the best outcomes for the clients that we are engaged with.

This includes the ongoing development of personal development opportunities with local statutory and non-statutory agencies working with young people on cooking skills, sporting activities and mindfulness activity to improve the lives of our clients and we now offer a more wholistic and person led set of development pathways.

The trustees are now actively following a development plan to create more housing options to meet the growing need for safe and secure supported accommodation in the town from those in housing need. Sadly, homelessness in Redcar continues to rise and we see ourselves as a vital part of the multi-agency response to that challenge. The trustees have continued to invest in the staff team and our social media work alongside maintaining investment in our properties ensuring that the tenant experience is as good as we can make it. We continue to work in partnership with like-minded agencies to deliver an innovative response to the growing needs of the client group in Redcar. We intend to take up a High Street presence through the purchase and updating of the property at 15 High Street. This will become our base for service delivery from 2025, which is in partnership with the Keyfund.

The charity will continue to be part of the non statutory sector response to homelessness in the Redcar area doing what it was set up to do - house vulnerable young people on an increasing scale with increasing impact.

FINANCIAL REVIEW

Financial Review

During the year there has been a net outflow of resources amounting to £16,787 (2023: inflow £15,011). Total funds now stand at £560,051. There has been a net outflow of unrestricted funds of £23,617 and inflow of restricted funds of £6,830. The Statement of Financial Activities on page 7 shows the charity's income and how it has been spent during the year. Notes 2 to 4 to the accounts on pages 11 and 12 detail income received in the year and its source. The trustees are very grateful for all the support received.

The charity is largely dependent upon income from statutory sources, various trusts and other charitable sources. The Trustees have no reason to doubt that the charity will continue to attract sufficient funds. The major source of income has been housing benefit.

The organisation aims to increase its income generation activities in the next financial year to assist with its self-sustainability.

Coatham House

**Report of the Trustees
for the Year Ended 31 March 2024**

FINANCIAL REVIEW

Investment policy and objectives

Any funds which may be surplus from time to time are invested in deposit accounts to ensure that they are available to the charity when required.

Reserves policy

On reviewing the reserves policy, the Trustees have established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets ('the free reserves') held by the charity should be between 3 and 6 months of the resources expended on normal operating activities which equate to £53,250 to £106,500 in general funds. At this level, the Trustees feel that they would be able to continue current activities of the charity in the event of a significant drop in funding. It would obviously be necessary to consider how the funding would be replaced or activities changed. At present the unrestricted reserves are £548,402 but of this figure £458,997 related to fixed assets, therefore free reserves are £89,405 at 31 March 2024. The Trustees are committed to taking appropriate action to continue to obtain further funding to reach the targeted level of unrestricted funds and are sourcing further grant funding along with reviewing the activities of the trading subsidiary to optimize income generation.

FUTURE STRATEGY

The board recognises that the year has again provided a very challenging backdrop to the ongoing delivery of our services and dealing with the broader impact upon our client group. It has also changed the circumstances for fund givers with increased demand for funding at a time when resources to allocate have decreased. The board is committed to its funding strategy and is working on a clear impact statement to support our funding endeavours as we move forward.

The current board is looking at recruiting new members to oversee the delivery and sustainment of the organisations activities and impact. Coatham House aims to be a top quality player in the housing and homelessness sector in Redcar by creating an infrastructure for professional development moving forward.

The board are committed to continuing its core services and the development of the enterprise activities via its trading arm.

The trustees would like to recognise the work of the staff team, volunteers and all those stakeholders who continue to support the work of the organisation in Redcar.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The organisation is a charitable company limited by guarantee, incorporated on 21 March 1993 and registered as a charity on 29 September 1993.

The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association.

Recruitment and appointment of new trustees

Under the Articles, two trustees will stand down at the AGM but are eligible for re-election. The charity's trustees are reinstated from its membership, with a view to harnessing skills which are appropriate to its activities.

Organisational structure

The Board of Trustees meet at least six times a year and is responsible for the strategic direction of the charity. The day to day running of the charity is delegated to the manager and staff team. The manager attends and reports to all Board meetings and liaises with the Board if necessary.

Induction and training of new trustees

All potential new trustees are invited for a meeting with the manager and visit all the charity's projects to speak with staff and service users. They will meet with the chair and attend two board meetings as observers to get a flavour of what is involved prior to agreeing to act. All new trustees are issued with a copy of the Memorandum and Articles of Association, accounts, business plan and any other relevant information.

A skills audit is carried out every one to two years to ensure that appointments to sub groups within the board make best use of trustees' skills.

Coatham House

Report of the Trustees
for the Year Ended 31 March 2024

STRUCTURE, GOVERNANCE AND MANAGEMENT

Risk management

Through their regular involvement in the management of the charity the Trustees are aware of the major risks involved in running the charity and policies and procedures are in place to mitigate these risks. A business plan is in place to guide Trustees and is subject to review as appropriate. Internal risks are minimised by the implementation of procedures for authorisation of all transactions and projects and to ensure consistent quality of delivery for all operational aspects of the charitable company. These procedures are periodically reviewed to ensure that they still meet the needs of the charity.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

02804567 (England and Wales)

Registered Charity number

1026620

Registered office

Charles Jolly House
1st Floor
5a High Street
Redcar
TS10 3BY

Trustees

David Robert Stones
Hazel Valerie Yare
Andrew Pettersen
David Eagle
Amanda McWilliams
Gursharan Hardeyal Singh (appointed 24/4/2023)

Company Secretary

David Eagle

Independent Examiner

JBC Accountants Limited
Chartered Accountants
3B Lockheed Court
Preston Farm
Stockton on Tees
TS18 3SH

Solicitors

Cygnets Law
Portland House
West Dyke Road
Redcar
TS10 1DH

Bankers

Unity Trust Bank Plc
Nine Brindley Place
Birmingham
B1 2HB

Coatham House

Report of the Trustees
for the Year Ended 31 March 2024

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on28-10-24..... and signed on its behalf by:



.....
David Eagle - Trustee

**Independent Examiner's Report to the Trustees of
Coatham House**

Independent examiner's report to the trustees of Coatham House ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2024.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under Section 145(5) (b) of the 2011 Act.

Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Lynne Dickson FCA

JBC Accountants Limited
Chartered Accountants
3B Lockheed Court
Preston Farm
Stockton on Tees
TS18 3SH

Date: 4 November 2024

Coatham House

Statement of Financial Activities
(Incorporating an Income and Expenditure Account)
for the Year Ended 31 March 2024

	Notes	Unrestricted funds £	Restricted funds £	31/3/24 Total funds £	31/3/23 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	41,089	29,200	70,289	53,971
Charitable activities	4				
Supporting the homeless		355,357	-	355,357	320,056
Other trading activities	3	14,932	-	14,932	5,748
Total		<u>411,378</u>	<u>29,200</u>	<u>440,578</u>	<u>379,775</u>
EXPENDITURE ON					
Charitable activities	5				
Supporting the homeless		<u>434,995</u>	<u>22,370</u>	<u>457,365</u>	<u>364,764</u>
NET INCOME/(EXPENDITURE)		(23,617)	6,830	(16,787)	15,011
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>572,019</u>	<u>4,819</u>	<u>576,838</u>	<u>561,827</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>548,402</u></u>	<u><u>11,649</u></u>	<u><u>560,051</u></u>	<u><u>576,838</u></u>

The notes form part of these financial statements

Coatham House

**Balance Sheet
31 March 2024**

	Notes	Unrestricted funds £	Restricted funds £	31/3/24 Total funds £	31/3/23 Total funds £
FIXED ASSETS					
Tangible assets	11	458,996	-	458,996	446,421
Investments	12	1	-	1	1
		458,997	-	458,997	446,422
CURRENT ASSETS					
Debtors	13	35,529	-	35,529	62,602
Cash at bank and in hand		140,339	11,649	151,988	161,788
		175,868	11,649	187,517	224,390
CREDITORS					
Amounts falling due within one year	14	(20,635)	-	(20,635)	(21,594)
		155,233	11,649	166,882	202,796
NET CURRENT ASSETS					
TOTAL ASSETS LESS CURRENT LIABILITIES		614,230	11,649	625,879	649,218
CREDITORS					
Amounts falling due after more than one year	15	(65,828)	-	(65,828)	(72,380)
		548,402	11,649	560,051	576,838
NET ASSETS					
FUNDS					
Unrestricted funds	18			548,402	572,019
Restricted funds				11,649	4,819
TOTAL FUNDS				560,051	576,838

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2024.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2024 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

The notes form part of these financial statements

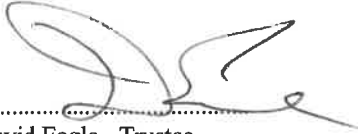
Coatham House

Balance Sheet - continued

31 March 2024

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on28-10-24..... and were signed on its behalf by:



.....
David Eagle - Trustee

Coatham House

Notes to the Financial Statements
for the Year Ended 31 March 2024

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value.

The trustees consider that there are no material uncertainties about Coatham House's ability to continue as a going concern and as such, these financial statements have been prepared on the going concern basis.

Income

All income is recognised in the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

There is no netting off of expenditure within the accounts.

Gifts in kind are included within donations in the SOFA at an estimate of the cost of providing the service. The equivalent cost is also included within resources expended.

Grants towards fixed assets are treated as donations in the SOFA as the asset is capitalised in the Balance Sheet. The income is treated as a restricted fund and depreciation charged to it each year. Revenue grants are credited to the SOFA for the year to which they relate.

Expenditure

All expenditure is accounted for on an accruals basis and includes attributable VAT which cannot be recovered.

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

Charitable expenditure comprises those costs incurred by the Charity in the delivery of its activities. It includes both costs which can be directly allocated to activities and those costs of an indirect nature necessary to support them.

Governance costs are those incurred in connection with compliance with constitutional and statutory requirements.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Short leasehold	- 10% on cost
Fixtures and fittings	- 25% on cost
Motor vehicles	- 25% on cost

Tangible fixed assets are stated at cost less accumulated depreciation.

Cost includes costs directly attributable to making the asset capable of operating as intended.

Related party exemption

The charitable company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Coatham House

Notes to the Financial Statements - continued
for the Year Ended 31 March 2024

1. ACCOUNTING POLICIES - continued

Taxation

The charity is an exempt charity within the meaning of Schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes.

Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

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

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering the funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Pension scheme

The charity operates a fully insured, contributory defined contribution pension scheme for all employees. The charity contributions are charged to the SOFA in the period to which they relate.

2. DONATIONS AND LEGACIES

	31/3/24	31/3/23
	£	£
Donations	21,089	2,456
Grants	49,200	51,515
	<u>70,289</u>	<u>53,971</u>

Grants received, included in the above, are as follows:

	2024	2023
	£	£
Ballinger Trust	20,000	15,000
County Durham Community Fund	5,500	-
Kickstart scheme	-	7,515
Virgin Money Foundation; Power to Change	8,000	-
The Albert Hunt Trust	-	14,000
Cleveland Fire Brigade	-	15,000
Woodsmith Foundation	4,000	-
B&Q Foundation	5,000	-
Help the Homeless	5,000	-
Tees Valley Community Fund	1,700	-
	<u>49,200</u>	<u>51,515</u>

Coatham House

**Notes to the Financial Statements - continued
for the Year Ended 31 March 2024**

3. OTHER TRADING ACTIVITIES

	31/3/24	31/3/23
	£	£
Miscellaneous income	14,932	5,748
	<u> </u>	<u> </u>

4. INCOME FROM CHARITABLE ACTIVITIES

	Activity	31/3/24	31/3/23
		£	£
Rents and housing benefits	Supporting the homeless	324,157	283,856
Support services	Supporting the homeless	31,200	36,200
		<u> </u>	<u> </u>
		<u>355,357</u>	<u>320,056</u>

5. CHARITABLE ACTIVITIES COSTS

	2024	2024	2024	2023
	£	£	£	£
	Unrestricted	Restricted	Total	Total
Costs allocated directly to activities:				
Staff costs	158,416	-	158,416	148,292
Premises costs	87,748	21,267	109,015	70,429
Telephone, post stationery & advertising	2,439	-	2,439	1,439
Insurance	9,394	-	9,394	9,272
Travel & training	3,157	1,101	4,258	3,906
Sundry costs	2,098	-	2,098	2,801
Bad debts	39,979	-	39,979	43,458
Depreciation	2,423	2	2,425	2,892
Grants payable to subsidiary	37,607	-	37,607	7,515
Support costs (see note 6)	91,734	-	91,734	74,760
	<u>434,995</u>	<u>22,370</u>	<u>457,365</u>	<u>364,764</u>

6. SUPPORT COSTS

	2024	2024	2024	2023
	£	£	£	£
	Unrestricted	Restricted	Total	Total
Staff costs	8,029	-	8,029	8,320
Premises costs	24,898	-	24,898	20,766
Telephone, post, stationery & advertising	15,918	-	15,918	13,218
Consultancy fees	22,041	-	22,041	20,004
Legal & professional fees	-	-	-	100
Loan interest	5,081	-	5,081	3,244
Sundry costs	1,122	-	1,122	559
Governance costs:				
- Staff costs	6,304	-	6,304	5,588
- Accountancy fees	2,808	-	2,808	2,808
- Legal & professional fees	5,533	-	5,533	153
	<u>91,734</u>	<u>-</u>	<u>91,734</u>	<u>74,760</u>

Coatham House

**Notes to the Financial Statements - continued
for the Year Ended 31 March 2024**

7. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	31/3/24	31/3/23
	£	£
Depreciation - owned assets	2,425	2,892
	<u> </u>	<u> </u>

8. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2024 nor for the year ended 31 March 2023.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2024 nor for the year ended 31 March 2023.

9. STAFF COSTS

	31/3/24	31/3/23
	£	£
Wages and salaries	157,457	148,973
Social security costs	8,469	7,497
Other pension costs	6,823	5,729
	<u> </u>	<u> </u>
	<u>172,749</u>	<u>162,199</u>

The average monthly number of employees during the year was as follows:

	31/3/24	31/3/23
Office	1	1
Hostel and Outreach	10	9
	<u> </u>	<u> </u>
	<u>11</u>	<u>10</u>

No employees received emoluments in excess of £60,000.

10. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds	Restricted funds	Total funds
	£	£	£
INCOME AND ENDOWMENTS FROM			
Donations and legacies	2,456	51,515	53,971
Charitable activities			
Supporting the homeless	320,056	-	320,056
Other trading activities	5,748	-	5,748
	<u> </u>	<u> </u>	<u> </u>
Total	<u>328,260</u>	<u>51,515</u>	<u>379,775</u>
EXPENDITURE ON			
Charitable activities			
Supporting the homeless	317,494	47,270	364,764
	<u> </u>	<u> </u>	<u> </u>

Coatham House

Notes to the Financial Statements - continued
for the Year Ended 31 March 2024

10. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued	Unrestricted funds £	Restricted funds £	Total funds £
NET INCOME	10,766	4,245	15,011
 RECONCILIATION OF FUNDS			
Total funds brought forward	561,253	574	561,827
 TOTAL FUNDS CARRIED FORWARD	<u>572,019</u>	<u>4,819</u>	<u>576,838</u>
 11. TANGIBLE FIXED ASSETS			
	Freehold property £	Short leasehold £	Improvements to property £
COST			
At 1 April 2023	429,999	89,880	31,408
Additions	15,000	-	-
At 31 March 2024	<u>444,999</u>	<u>89,880</u>	<u>31,408</u>
DEPRECIATION			
At 1 April 2023	-	89,880	16,171
Charge for year	-	-	1,640
At 31 March 2024	<u>-</u>	<u>89,880</u>	<u>17,811</u>
NET BOOK VALUE			
At 31 March 2024	<u>444,999</u>	<u>-</u>	<u>13,597</u>
At 31 March 2023	<u>429,999</u>	<u>-</u>	<u>15,237</u>
	Fixtures and fittings £	Motor vehicles £	Totals £
COST			
At 1 April 2023	54,153	5,000	610,440
Additions	-	-	15,000
At 31 March 2024	<u>54,153</u>	<u>5,000</u>	<u>625,440</u>
DEPRECIATION			
At 1 April 2023	52,968	5,000	164,019
Charge for year	785	-	2,425
At 31 March 2024	<u>53,753</u>	<u>5,000</u>	<u>166,444</u>
NET BOOK VALUE			
At 31 March 2024	<u>400</u>	<u>-</u>	<u>458,996</u>
At 31 March 2023	<u>1,185</u>	<u>-</u>	<u>446,421</u>

Coatham House

Notes to the Financial Statements - continued
for the Year Ended 31 March 2024

11. TANGIBLE FIXED ASSETS - continued

Tangible fixed assets includes a motor vehicle (net book value £nil), which was purchased using a grant from Help the Homeless.

The freehold properties were valued by the trustees at open market value as at 31 March 2024. The original cost of the freehold property was £361,673 (2023: £361,673).

A deposit of £15,000 has been paid in the year in respect of the purchase of a property, which has been completed in July 2024, at a total cost of £170,000.

12. FIXED ASSET INVESTMENTS

	Shares in group undertakings £
MARKET VALUE	
At 1 April 2023 and 31 March 2024	1

NET BOOK VALUE	
At 31 March 2024	1
	=====
At 31 March 2023	1
	=====

There were no investment assets outside the UK.

The company's investments at the balance sheet date in the share capital of companies include the following:

Coatham House Enterprises Limited

Registered office: United Kingdom

Nature of business: Lets accommodation to young people

	%		
Class of share:	holding		
Ordinary	100		
		31/3/24	31/3/23
		£	£
Aggregate capital and reserves		(342)	(38,769)
Profit for the year		38,427	4,545
		=====	=====

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31/3/24	31/3/23
	£	£
Trade debtors	29,624	17,896
Amounts owed by group undertakings	-	38,585
Other debtors	52	52
Prepayments	5,853	6,069
	=====	=====
	35,529	62,602
	=====	=====

Coatham House

**Notes to the Financial Statements - continued
for the Year Ended 31 March 2024**

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		31/3/24	31/3/23
		£	£
Bank loans and overdrafts (see note 16)		8,768	8,448
Trade creditors		2,539	865
Other creditors		1,137	5,560
Accruals and deferred income		8,191	6,721
		20,635	21,594

15. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR		31/3/24	31/3/23
		£	£
Bank loans (see note 16)		65,828	72,380

16. LOANS

An analysis of the maturity of loans is given below:

	2024	2023
	£	£
Amounts falling due:		
Within one year	8,768	8,448
Between one and two years	8,768	6,800
Between two and five years	26,163	20,400
More than five years	30,897	45,180
	74,596	80,828

The above includes an interest-free loan awarded by the Quaker Housing Trust. The balance will be repaid over the next 5 years.

There is also a loan from Unity Trust Bank plc which is repayable by monthly instalments over 10 years at an interest rate of 9%.

Security has been given for amounts included in creditors of £52,546 (2023: £55,028). The Unity Trust Bank plc has a charge over the property at 1 Bank Street, Redcar.

17. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	31/3/24	31/3/23
	£	£
Within one year	7,750	13,150
Between one and five years	5,400	15,500
	13,150	28,650

Coatham House

**Notes to the Financial Statements - continued
for the Year Ended 31 March 2024**

18. MOVEMENT IN FUNDS

	At 1/4/23 £	Net movement in funds £	At 31/3/24 £
Unrestricted funds			
Unrestricted funds	572,019	(23,617)	548,402
Restricted funds			
Community Foundation	2	(2)	-
Cleveland Fire Brigade	4,817	(4,817)	-
County Durham Community Foundation	-	2,750	2,750
Virgin Money Foundation; Power To Change	-	6,899	6,899
Woodsmith Foundation	-	2,000	2,000
	<u>4,819</u>	<u>6,830</u>	<u>11,649</u>
TOTAL FUNDS	<u>576,838</u>	<u>(16,787)</u>	<u>560,051</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Unrestricted funds	391,378	(414,995)	(23,617)
Ballinger Charitable Trust	20,000	(20,000)	-
	<u>411,378</u>	<u>(434,995)</u>	<u>(23,617)</u>
Restricted funds			
Community Foundation	-	(2)	(2)
Cleveland Fire Brigade	-	(4,817)	(4,817)
County Durham Community Foundation	5,500	(2,750)	2,750
B&Q Foundation	5,000	(5,000)	-
Tees Valley Community Fund	1,700	(1,700)	-
Virgin Money Foundation; Power To Change	8,000	(1,101)	6,899
Woodsmith Foundation	4,000	(2,000)	2,000
Help the Homeless	5,000	(5,000)	-
	<u>29,200</u>	<u>(22,370)</u>	<u>6,830</u>
TOTAL FUNDS	<u>440,578</u>	<u>(457,365)</u>	<u>(16,787)</u>

Coatham House

**Notes to the Financial Statements - continued
for the Year Ended 31 March 2024**

18. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1/4/22 £	Net movement in funds £	At 31/3/23 £
Unrestricted funds			
Unrestricted funds	561,253	10,766	572,019
Restricted funds			
Community Foundation	574	(572)	2
Cleveland Fire Brigade	-	4,817	4,817
	<u>574</u>	<u>4,245</u>	<u>4,819</u>
TOTAL FUNDS	<u>561,827</u>	<u>15,011</u>	<u>576,838</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Unrestricted funds	328,260	(317,494)	10,766
Restricted funds			
Ballinger	15,000	(15,000)	-
Community Foundation	-	(572)	(572)
Kickstart	7,515	(7,515)	-
The Albert Hunt Trust	14,000	(14,000)	-
Cleveland Fire Brigade	15,000	(10,183)	4,817
	<u>51,515</u>	<u>(47,270)</u>	<u>4,245</u>
TOTAL FUNDS	<u>379,775</u>	<u>(364,764)</u>	<u>15,011</u>

A grant of £20,000 from Ballinger has been used to fund core costs during the year.

The remainder of the grant from Cleveland Fire Brigade, together with new grants from County Durham Foundation, B&Q, Tees Valley Community Fund, Woodsmith Foundation and Help the Homeless have contributed towards the costs of refurbishment work carried out on the hostel and other property used for Charitable activities. £2,750 (County Durham Community Foundation) and £2,000 (Woodsmith Foundation) remains unspent at 31 March 2024 and will be carried forward to meet costs in 2024/25.

£8,000 has been received from the Virgin Money Foundation Power to Change for participation in the Leading the Way programme and will be used to develop leadership skills within the organisation. £6,899 will be carried forward to be used in 2024/25.

Coatham House

Notes to the Financial Statements - continued
for the Year Ended 31 March 2024

19. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2024.

20. STATUTORY INFORMATION

Coatham House is a company limited by guarantee and has no share capital.

The company is registered in England and Wales and its registered number and office address can be found within the 'Reference and Administrative Details' of the Report of the Trustees.

COATHAM HOUSE

England & Wales - Charity number 1026620

Accounts

REGISTERED COMPANY NUMBER: 02804567 (England and Wales)
REGISTERED CHARITY NUMBER: 1026620

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 March 2023
for
Coatham House
(A Company Limited by Guarantee)

JBC Accountants Limited
Chartered Accountants
3B Lockheed Court
Preston Farm
Stockton on Tees
TS18 3SH

Coatham House

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for the Year Ended 31 March 2023

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Notes to the Financial Statements	9 to 17

Coatham House

Report of the Trustees for the Year Ended 31 March 2023

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2023. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The company is a charity and exists to provide public benefit by helping young, homeless people move towards successful independent living through the provision of temporary, managed accommodation, development of life skills and assistance with permanent resettlement.

The mission statement for Coatham House Projects is 'to accommodate, support and reintegrate homeless young people into society and to raise awareness of their plight'.

We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The charity has continued to build upon its core services in Redcar throughout 2022/23. We added new trustees and a new member of staff to increase the capacity of the charity in terms of its ability to meet the growing demand for those who are homeless in the town and those at risk of becoming homeless. We are still looking to recruit new trustees to improve the governance structure and help drive the charity forward in the current challenging circumstances..

The manager, company members, trustees, staff and volunteers are all committed to the development and sustainability of the mission and increasingly recognise the nature of the crucial services that it delivers in Redcar at a time of real need.

The Charity has continued its progression in terms of meeting its core aims, which is that of putting a roof over an increasing number of heads in the town. We are now working with over 30 clients each week - those who are experiencing homelessness and those at risk of homelessness. We directly provide accommodation for 20 clients and support services for a further 10 clients. It is the support structure provided by a small and dedicated team that helps young people cope with homelessness and start the journey to gather the skills in order to access sustainable housing options in the future. The environment has proved very challenging as we adapted to moving on from the pandemic dealing with the deep cost of living crisis that has impacted deeply on our client group in an area already with high levels of deprivation. We have worked hard as a charity to bring more resources to the table in terms of improved grant donations and improved rental collection through some excellent support work and liaison with the local housing benefits. We continue to build up a solid working relationship with the local authority and still provide contracted work with Redcar and Cleveland Borough Council as part of a co-ordinated response to the homeless issue in the locality. We continue to build and expand our stakeholder network to enable the charity to get the best outcomes for the clients that we are engaged with.

This includes the ongoing development of personal development opportunities with local statutory and non-statutory agencies working with young people on cooking skills, sporting activities and mindfulness activity to improve the lives of our clients and we now offer a more holistic and person led set of development pathways.

The trustees are now actively following a development plan to create more housing options to meet the growing need for safe and secure supported accommodation in the town from those in housing need. Sadly, homelessness in Redcar continues to rise and we see ourselves as a vital part of the multi agency response to that challenge. The trustees have continued to invest in the staff team and our social media work alongside maintaining investment in our properties ensuring that the tenant experience is as good as we can make it. We continue to work in partnership with like minded agencies to deliver an innovative response to the growing needs of the client group in Redcar.

The charity will continue to be part of the non statutory sector response to homelessness in the Redcar area doing what it was set up to do - house vulnerable young people on an increasing scale .

Coatham House

Report of the Trustees for the Year Ended 31 March 2023

FINANCIAL REVIEW

Financial Review

During the year there has been a net inflow of resources amounting to £15,011 (2022: inflow £15,007). Total funds now stand at £576,838. There has been a net inflow of unrestricted funds of £10,766 and inflow of restricted funds of £4,245. The Statement of Financial Activities on page 6 shows the charity's income and how it has been spent during the year. Notes 2 to 4 to the accounts on pages 10 and 11 detail income received in the year and its source. The trustees are very grateful for all the support received.

The charity is largely dependent upon income from statutory sources, various trusts and other charitable sources. The Trustees have no reason to doubt that the charity will continue to attract sufficient funds. The major source of income has been housing benefit.

The organisation aims to increase its income generation activities in the next financial year to assist with its self-sustainability.

Investment policy and objectives

Any funds which may be surplus from time to time are invested in deposit accounts to ensure that they are available to the charity when required.

Reserves policy

On reviewing the reserves policy, the Trustees have established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets ('the free reserves') held by the charity should be between 3 and 6 months of the resources expended on normal operating activities which equate to £53,250 to £106,500 in general funds. At this level, the Trustees feel that they would be able to continue current activities of the charity in the event of a significant drop in funding. It would obviously be necessary to consider how the funding would be replaced or activities changed. At present the unrestricted reserves are £572,019 but of this figure £446,420 related to fixed assets, therefore free reserves are £125,599 at 31 March 2023. The Trustees are committed to taking appropriate action to continue to obtain further funding to reach the targeted level of unrestricted funds and are sourcing further grant funding along with reviewing the activities of the trading subsidiary to optimize income generation.

FUTURE STRATEGY

The board recognises that the year has provided a very challenging backdrop to the ongoing delivery of our services and dealing with the broader impact upon our client group. It has also changed the circumstances for fund givers with increased demand for funding at a time when resources to allocate have decreased. The board is committed to its funding strategy and is working on a clear impact statement to support our funding endeavours.

The current board is looking at recruiting new members to oversee the delivery and sustainment of the organisations activities and impact. Coatham House aims to be a top quality player in the housing and homelessness sector in Redcar by creating an infrastructure for professional development moving forward.

The board are committed to continuing its core services and the development of the enterprise activities via its trading arm.

The trustees would like to recognise the work of the staff team, volunteers and all those stakeholders who continue to support the work of the organisation in Redcar.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The organisation is a charitable company limited by guarantee, incorporated on 21 March 1993 and registered as a charity on 29 September 1993.

The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association.

Recruitment and appointment of new trustees

Under the Articles, two trustees will stand down at the AGM but are eligible for re-election. The charity's trustees are reinstated from its membership, with a view to harnessing skills which are appropriate to its activities.

Coatham House

Report of the Trustees for the Year Ended 31 March 2023

STRUCTURE, GOVERNANCE AND MANAGEMENT

Organisational structure

The Board of Trustees meet at least six times a year and is responsible for the strategic direction of the charity. The day to day running of the charity is delegated to the manager and his team. The manager attends and reports to all Board meetings and liaises with the Board if necessary.

Induction and training of new trustees

All potential new trustees are invited for a meeting with the manager and visit all the charity's projects to speak with staff and service users. They will meet with the chair and attend two board meetings as observers to get a flavour of what is involved prior to agreeing to act. All new trustees are issued with a copy of the Memorandum and Articles of Association, accounts, business plan and any other relevant information.

A skills audit is carried out every one to two years to ensure that appointments to sub groups within the board make best use of trustees' skills.

Risk management

Through their regular involvement in the management of the charity the Trustees are aware of the major risks involved in running the charity and policies and procedures are in place to mitigate these risks. A business plan is in place to guide Trustees and is subject to review as appropriate. Internal risks are minimised by the implementation of procedures for authorisation of all transactions and projects and to ensure consistent quality of delivery for all operational aspects of the charitable company. These procedures are periodically reviewed to ensure that they still meet the needs of the charity.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

02804567 (England and Wales)

Registered Charity number

1026620

Registered office

Charles Jolly House
1st Floor
5a High Street
Redcar
TS10 3BY

Trustees

David Robert Stones
Hazel Valerie Yare
Andrew Pettersen
David Eagle

Company Secretary

David Eagle

Independent Examiner

JBC Accountants Limited
Chartered Accountants
3B Lockheed Court
Preston Farm
Stockton on Tees
TS18 3SH

Coatham House

Report of the Trustees
for the Year Ended 31 March 2023

REFERENCE AND ADMINISTRATIVE DETAILS

Solicitors

Cygnets Law
Portland House
West Dyke Road
Redcar
TS10 1DH

Bankers

Unity Trust Bank Plc
Nine Brindley Place
Birmingham
B1 2HB

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on 16 October 2023 and signed on its behalf by:

David Eagle - Trustee

**Independent Examiner's Report to the Trustees of
Coatham House**

Independent examiner's report to the trustees of Coatham House ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2023.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under Section 145(5) (b) of the 2011 Act.

Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Lynne Dickson FCA

JBC Accountants Limited
Chartered Accountants
3B Lockheed Court
Preston Farm
Stockton on Tees
TS18 3SH

24 October 2023

Coatham House

Statement of Financial Activities
(Incorporating an Income and Expenditure Account)
for the Year Ended 31 March 2023

	Notes	Unrestricted funds £	Restricted funds £	2023 Total funds £	2022 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	2,456	51,515	53,971	48,378
Charitable activities	4				
Supporting the homeless		320,056	-	320,056	265,780
Other trading activities	3	5,748	-	5,748	4,232
Total		<u>328,260</u>	<u>51,515</u>	<u>379,775</u>	<u>318,390</u>
EXPENDITURE ON					
Charitable activities	5				
Supporting the homeless		<u>317,494</u>	<u>47,270</u>	<u>364,764</u>	<u>303,383</u>
NET INCOME		10,766	4,245	15,011	15,007
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>561,253</u>	574	<u>561,827</u>	546,820
TOTAL FUNDS CARRIED FORWARD		<u><u>572,019</u></u>	<u><u>4,819</u></u>	<u><u>576,838</u></u>	<u><u>561,827</u></u>

The notes form part of these financial statements

Coatham House

Balance Sheet
31 March 2023

	Notes	Unrestricted funds £	Restricted funds £	2023 Total funds £	2022 Total funds £
FIXED ASSETS					
Tangible assets	11	446,419	2	446,421	432,914
Investments	12	1	-	1	1
		<u>446,420</u>	<u>2</u>	<u>446,422</u>	<u>432,915</u>
CURRENT ASSETS					
Debtors	13	62,602	-	62,602	87,158
Cash at bank and in hand		156,255	5,533	161,788	143,393
		<u>218,857</u>	<u>5,533</u>	<u>224,390</u>	<u>230,551</u>
CREDITORS					
Amounts falling due within one year	14	(20,878)	(716)	(21,594)	(19,363)
		<u>197,979</u>	<u>4,817</u>	<u>202,796</u>	<u>211,188</u>
NET CURRENT ASSETS					
		<u>644,399</u>	<u>4,819</u>	<u>649,218</u>	<u>644,103</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>572,019</u>	<u>4,819</u>	<u>576,838</u>	<u>561,827</u>
CREDITORS					
Amounts falling due after more than one year	15	(72,380)	-	(72,380)	(82,276)
		<u>572,019</u>	<u>4,819</u>	<u>576,838</u>	<u>561,827</u>
NET ASSETS					
		<u>572,019</u>	<u>4,819</u>	<u>576,838</u>	<u>561,827</u>
FUNDS					
Unrestricted funds	18			572,019	561,253
Restricted funds				4,819	574
				<u>576,838</u>	<u>561,827</u>
TOTAL FUNDS					
				<u>576,838</u>	<u>561,827</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2023 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

Coatham House

Balance Sheet - continued

31 March 2023

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 16 October 2023 and were signed on its behalf by:

David Eagle - Trustee

Coatham House

Notes to the Financial Statements for the Year Ended 31 March 2023

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value.

The trustees consider that there are no material uncertainties about Coatham House's ability to continue as a going concern and as such, these financial statements have been prepared on the going concern basis.

Income

All income is recognised in the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

There is no netting off of expenditure within the accounts.

Gifts in kind are included within donations in the SOFA at an estimate of the cost of providing the service. The equivalent cost is also included within resources expended.

Grants towards fixed assets are treated as donations in the SOFA as the asset is capitalised in the Balance Sheet. The income is treated as a restricted fund and depreciation charged to it each year. Revenue grants are credited to the SOFA for the year to which they relate.

Expenditure

All expenditure is accounted for on an accruals basis and includes attributable VAT which cannot be recovered.

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

Charitable expenditure comprises those costs incurred by the Charity in the delivery of its activities. It includes both costs which can be directly allocated to activities and those costs of an indirect nature necessary to support them.

Governance costs are those incurred in connection with compliance with constitutional and statutory requirements.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Short leasehold	- 10% on cost
Fixtures and fittings	- 25% on cost
Motor vehicles	- 25% on cost

Tangible fixed assets are stated at cost less accumulated depreciation.

Cost includes costs directly attributable to making the asset capable of operating as intended.

Related party exemption

The charitable company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Coatham House

Notes to the Financial Statements - continued for the Year Ended 31 March 2023

1. ACCOUNTING POLICIES - continued

Taxation

The charity is an exempt charity within the meaning of Schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes.

Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

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

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering the funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Pension scheme

The charity operates a fully insured, contributory defined contribution pension scheme for all employees. The charity contributions are charged to the SOFA in the period to which they relate.

2. DONATIONS AND LEGACIES

	2023	2022
	£	£
Donations	2,456	6,366
Grants	51,515	42,012
	<hr/>	<hr/>
	53,971	48,378
	<hr/> <hr/>	<hr/> <hr/>

Grants received, included in the above, are as follows:

	2023	2022
	£	£
Ballinger Trust	15,000	20,000
County Durham Community Fund	-	2,940
Kickstart scheme	7,515	18,072
Arnold Clark Community Fund	-	1,000
The Albert Hunt Trust	14,000	-
Cleveland Fire Brigade	15,000	-
	<hr/>	<hr/>
	51,515	42,012
	<hr/> <hr/>	<hr/> <hr/>

Coatham House

**Notes to the Financial Statements - continued
for the Year Ended 31 March 2023**

3. OTHER TRADING ACTIVITIES

	2023	2022
	£	£
Miscellaneous income	5,748	4,232
	<u>5,748</u>	<u>4,232</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2023	2022
		£	£
Rents and housing benefits	Supporting the homeless	283,856	248,776
Support services	Supporting the homeless	36,200	17,004
		<u>320,056</u>	<u>265,780</u>

5. CHARITABLE ACTIVITIES COSTS

	2023	2023	2023	2022
	£	£	£	£
	Unrestricted	Restricted	Total	Total
Costs allocated directly to activities:				
Staff costs	134,292	14,000	148,292	144,285
Premises costs	60,246	10,183	70,429	48,331
Telephone, post stationery & advertising	1,439	-	1,439	1,178
Insurance	9,272	-	9,272	7,295
Travel & training	3,906	-	3,906	3,130
Sundry costs	2,801	-	2,801	1,010
Bad debts	43,458	-	43,458	4,038
Depreciation	2,320	572	2,892	1,714
Grants payable to subsidiary	-	7,515	7,515	13,491
Support costs (see note 6)	59,760	15,000	74,760	78,911
	<u>317,494</u>	<u>47,270</u>	<u>364,764</u>	<u>303,383</u>

The trustees have decided that 50% of the balance due from it's subsidiary company, Coatham House Enterprises Limited should be written off in this year end. £38,500 is included in the bad debts figure above.

6. SUPPORT COSTS

	2023	2023	2023	2022
	£	£	£	£
	Unrestricted	Restricted	Total	Total
Staff costs	8,320	-	8,320	7,413
Premises costs	20,766	-	20,766	13,941
Telephone, post, stationery & advertising	13,218	-	13,218	19,361
Consultancy fees	5,004	15,000	20,004	25,800
Legal & professional fees	100	-	100	1,200
Loan interest	3,244	-	3,244	2,411
Sundry costs	559	-	559	387
Governance costs:				
- Staff costs	5,588	-	5,588	5,302
- Accountancy fees	2,808	-	2,808	2,976
- Legal & professional fees	153	-	153	120
	<u>59,760</u>	<u>15,000</u>	<u>74,760</u>	<u>78,911</u>

Coatham House

Notes to the Financial Statements - continued
for the Year Ended 31 March 2023

7. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2023	2022
	£	£
Depreciation - owned assets	2,892	1,714
	<u>2,892</u>	<u>1,714</u>

8. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2023 nor for the year ended 31 March 2022.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2023 nor for the year ended 31 March 2022.

9. STAFF COSTS

	2023	2022
	£	£
Wages and salaries	148,973	150,634
Social security costs	7,497	4,510
Other pension costs	5,729	1,857
	<u>162,199</u>	<u>157,001</u>

The average monthly number of employees during the year was as follows:

	2023	2022
Office	1	2
Hostel and Outreach	9	10
	<u>10</u>	<u>12</u>

No employees received emoluments in excess of £60,000.

10. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	6,365	42,013	48,378
Charitable activities			
Supporting the homeless	265,780	-	265,780
Other trading activities	4,232	-	4,232
Total	<u>276,377</u>	<u>42,013</u>	<u>318,390</u>
EXPENDITURE ON			
Charitable activities			
Supporting the homeless	234,226	69,157	303,383

Coatham House

**Notes to the Financial Statements - continued
for the Year Ended 31 March 2023**

10. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted funds £	Total funds £
NET INCOME/(EXPENDITURE)	42,151	(27,144)	15,007
 RECONCILIATION OF FUNDS			
Total funds brought forward	519,102	27,718	546,820
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS CARRIED FORWARD	<u>561,253</u>	<u>574</u>	<u>561,827</u>

11. TANGIBLE FIXED ASSETS

	Freehold property £	Short leasehold £	Improvements to property £
COST			
At 1 April 2022	429,999	89,880	15,009
Additions	-	-	16,399
	<hr/>	<hr/>	<hr/>
At 31 March 2023	429,999	89,880	31,408
	<hr/>	<hr/>	<hr/>
DEPRECIATION			
At 1 April 2022	-	89,880	15,009
Charge for year	-	-	1,162
	<hr/>	<hr/>	<hr/>
At 31 March 2023	-	89,880	16,171
	<hr/>	<hr/>	<hr/>
NET BOOK VALUE			
At 31 March 2023	<u>429,999</u>	<u>-</u>	<u>15,237</u>
At 31 March 2022	<u>429,999</u>	<u>-</u>	<u>-</u>
	<hr/>	<hr/>	<hr/>
	Fixtures and fittings £	Motor vehicles £	Totals £
COST			
At 1 April 2022	54,153	5,000	594,041
Additions	-	-	16,399
	<hr/>	<hr/>	<hr/>
At 31 March 2023	54,153	5,000	610,440
	<hr/>	<hr/>	<hr/>
DEPRECIATION			
At 1 April 2022	51,238	5,000	161,127
Charge for year	1,730	-	2,892
	<hr/>	<hr/>	<hr/>
At 31 March 2023	52,968	5,000	164,019
	<hr/>	<hr/>	<hr/>
NET BOOK VALUE			
At 31 March 2023	<u>1,185</u>	<u>-</u>	<u>446,421</u>
At 31 March 2022	<u>2,915</u>	<u>-</u>	<u>432,914</u>
	<hr/>	<hr/>	<hr/>

Coatham House

Notes to the Financial Statements - continued
for the Year Ended 31 March 2023

11. TANGIBLE FIXED ASSETS - continued

Tangible fixed assets includes a motor vehicle (net book value £nil), which was purchased using a grant from Help the Homeless.

Fixture and fittings include assets with a net book value of £nil (2022: £574), originally purchased using a grant from the Community Foundation.

There were no commitments to capital expenditure at 31 March 2023 or 31 March 2022.

The freehold properties were valued by the trustees at open market value as at 31 March 2023. The original cost of the freehold property was £361,673 (2022: £361,673).

12. FIXED ASSET INVESTMENTS

	Shares in group undertakings £
MARKET VALUE	
At 1 April 2022 and 31 March 2023	1
	<hr/>
NET BOOK VALUE	
At 31 March 2023	1
	<hr/> <hr/>
At 31 March 2022	1
	<hr/> <hr/>

There were no investment assets outside the UK.

The company's investments at the balance sheet date in the share capital of companies include the following:

Coatham House Enterprises Limited

Registered office:

Nature of business: Lets accommodation to young people

%

Class of share: holding

Ordinary 100

	2023	2022
	£	£
Aggregate capital and reserves	(38,769)	(43,314)
Profit/(loss) for the year	4,545	(30,258)
	<hr/> <hr/>	<hr/> <hr/>

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Trade debtors	17,896	19,817
Amounts owed by group undertakings	38,585	67,200
Other debtors	52	52
Prepayments	6,069	89
	<hr/> <hr/>	<hr/> <hr/>
	62,602	87,158

Coatham House

**Notes to the Financial Statements - continued
for the Year Ended 31 March 2023**

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Bank loans and overdrafts (see note 16)	8,448	7,000
Trade creditors	865	2,572
Other creditors	5,560	2,044
Accruals and deferred income	6,721	7,747
	<u>21,594</u>	<u>19,363</u>

15. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2023	2022
	£	£
Bank loans (see note 16)	<u>72,380</u>	<u>82,276</u>

16. LOANS

An analysis of the maturity of loans is given below:

	2022	2022
	£	£
Amounts falling due:		
Within one year	8,448	7,000
Between one and two years	6,800	6,800
Between two and five years	20,400	20,400
More than five years	45,180	55,076
	<u>80,828</u>	<u>89,276</u>

The above includes two interest-free loans awarded by the Quaker Housing Trust. The first loan of £20,000 was repayable over 10 years in equal instalments and commenced in December 2011. This has now been repaid in full. The second of £60,000 is repayable over 20 years in equal instalments and commenced in December 2014.

There is also a loan from Unity Trust Bank plc which is repayable by monthly instalments over 20 years at an interest rate of 3.5%, which started in September 2013.

Security has been given for amounts included in creditors of £55,028 (2021: £58,476).
The Unity Trust Bank plc has a charge over the property at 1 Bank Street, Redcar.

17. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2023	2022
	£	£
Within one year	13,150	13,150
Between one and five years	15,500	15,500
	<u>28,650</u>	<u>28,650</u>

Coatham House

**Notes to the Financial Statements - continued
for the Year Ended 31 March 2023**

18. MOVEMENT IN FUNDS

	At 1/4/22 £	Net movement in funds £	At 31/3/23 £
Unrestricted funds			
Unrestricted funds	561,253	10,766	572,019
Restricted funds			
Community Foundation	574	(572)	2
Cleveland Fire Brigade	-	4,817	4,817
	<u>574</u>	<u>4,245</u>	<u>4,819</u>
TOTAL FUNDS	<u><u>561,827</u></u>	<u><u>15,011</u></u>	<u><u>576,838</u></u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Unrestricted funds	328,260	(317,494)	10,766
Restricted funds			
Ballinger	15,000	(15,000)	-
Community Foundation	-	(572)	(572)
Kickstart	7,515	(7,515)	-
The Albert Hunt Trust	14,000	(14,000)	-
Cleveland Fire Brigade	15,000	(10,183)	4,817
	<u>51,515</u>	<u>(47,270)</u>	<u>4,245</u>
TOTAL FUNDS	<u><u>379,775</u></u>	<u><u>(364,764)</u></u>	<u><u>15,011</u></u>

Comparatives for movement in funds

	At 1/4/21 £	Net movement in funds £	At 31/3/22 £
Unrestricted funds			
Unrestricted funds	519,102	42,151	561,253
Restricted funds			
Lloyds TSB	23,900	(23,900)	-
Ballinger	2,500	(2,500)	-
Community Foundation	1,318	(744)	574
	<u>27,718</u>	<u>(27,144)</u>	<u>574</u>
TOTAL FUNDS	<u><u>546,820</u></u>	<u><u>15,007</u></u>	<u><u>561,827</u></u>

Coatham House

Notes to the Financial Statements - continued
for the Year Ended 31 March 2023

18. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Unrestricted funds	276,377	(234,226)	42,151
Restricted funds			
Lloyds TSB	-	(23,900)	(23,900)
Ballinger	20,000	(22,500)	(2,500)
Community Foundation	2,940	(3,684)	(744)
Arnold Clarke	1,000	(1,000)	-
Kickstart	18,073	(18,073)	-
	<u>42,013</u>	<u>(69,157)</u>	<u>(27,144)</u>
TOTAL FUNDS	<u>318,390</u>	<u>(303,383)</u>	<u>15,007</u>

A grant of £15,000 from Ballinger and a grant of £14,000 from the Albert Hunt Trust have been used to fund core costs and these have been spent in full during the year.

Community Foundation - the balance on this grant represents the net book value of kitchen equipment purchased for the Reloved cafe (ran by the subsidiary).

£15,000 has been received from Cleveland Fire Brigade for the costs of work to be carried out on the hostel. £4,817 remains unspent at 31 March 2023 and will be carried forward to meet costs in 2023/24.

19. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2023.

20. STATUTORY INFORMATION

Coatham House is a company limited by guarantee and has no share capital.

The company is registered in England and Wales and its registered number and office address can be found within the 'Reference and Administrative Details' of the Report of the Trustees.

COATHAM HOUSE

England & Wales - Charity number 1026620

Accounts

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 March 2022
for
Coatham House
(A Company Limited by Guarantee)

JBC Accountants Limited
Chartered Accountants
3B Lockheed Court
Preston Farm
Stockton on Tees
TS18 3SH

Coatham House

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for the Year Ended 31 March 2022

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Coatham House

Report of the Trustees for the Year Ended 31 March 2022

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

OBJECTIVES AND ACTIVITIES

Objectives and aims

The company is a charity and exists to provide public benefit by helping young, homeless people move towards successful independent living through the provision of temporary, managed accommodation, development of life skills and assistance with permanent resettlement.

The mission statement for Coatham House Projects is 'to accommodate, support and reintegrate homeless young people into society and to raise awareness of their plight'.

We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The charity has continued its core services in Redcar throughout 2021/22. The board and staff team remained the same throughout this period but is still looking to now recruit some new members with the appropriate skills and experience to drive the charity forward.

The manager, company members, trustees, staff and volunteers are all committed to the development and sustainability of the project and recognise the nature of the crucial services that it delivers and how much these services are needed in Redcar.

The Charity has progressed in terms of meeting its core mission and vision with its client group in Redcar and district. We are working with over 25 clients each week who are experiencing homelessness or are at risk of homelessness, through the direct provision of accommodation and a support structure to help clients access a tenancy and provide skills to sustain a tenancy as part of their journey with the organisation. We are delivering our services in a very challenging set of circumstances as we deal with the ongoing impact of the pandemic and the growing cost of living crisis as it develops in an area already with high levels of deprivation. We have attracted more support in terms of grant donation from local and regional donors including more contracted work with Redcar and Cleveland Borough Council as part of a co-ordinated response to the homeless issues in the locality. We have expanded our stakeholder network across the statutory and non statutory sector to build a platform to enable the charity to achieve the best outcomes for the young homeless people we are working with. This includes the development of volunteer and training opportunities work with the local college and work with the hostel residents around take up of sporting and personal development opportunities. The charity has been part of the social welfare response to Covid across Redcar and now is taking that focus on to redefining its support to its client in a more focused developmental way.

The trustees are starting to explore the development of more accommodation to meet the growing need for safe and secure supported accommodation in the town for those in housing need. Homelessness in the town has continued to increase and we see ourselves as part of the multi-agency response to that challenge. The trustees have invested resources in improving the website and social media messaging and have continued to invest in the quality of the property we manage and the capability of the staff team we have. The trustees are committed to further enhancing the partnership working with like minded agencies to deliver an innovation response to the needs of the client group in Redcar. The trustees are also looking to develop Corporate Social Responsibility work with the local business sector to aid the charity to become more sustainable as we move forward.

Coatham House Enterprises Limited, the trading subsidiary, continues to deliver general needs housing, helping create move-on tenancies in the area. The Reloved cafe that it runs, provides employment/training/volunteer and apprenticeship opportunities for young people and is a vehicle for over donating hot meals to our clients through generous donations from the customers base. We are aiming to deliver cookery skill training from the cafe in the coming year.

Coatham House

Report of the Trustees for the Year Ended 31 March 2022

FINANCIAL REVIEW

Financial Review

During the year there has been a net inflow of resources amounting to £15,007 (2021: inflow £58,219). Total funds now stand at £561,827. There has been a net inflow of unrestricted funds of £42,151 and outflow of restricted funds of £27,144. The Statement of Financial Activities on page 6 shows the charity's income and how it has been spent during the year. Notes 2 to 4 to the accounts on pages 10 and 11 detail income received in the year and its source. The directors are very grateful for all the support received.

The charity is largely dependent upon income from statutory sources, various trusts and other charitable sources. The Trustees have no reason to doubt that the charity will continue to attract sufficient funds. The major source of income has been housing benefit.

The organisation aims to increase its income generation activities in the next financial year to assist with its self-sustainability.

Investment policy and objectives

Any funds which may be surplus from time to time are invested in deposit accounts to ensure that they are available to the charity when required.

Reserves policy

On reviewing the reserves policy, the Trustees have established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets ('the free reserves') held by the charity should be between 3 and 6 months of the resources expended on normal operating activities which equate to £53,250 to £106,500 in general funds. At this level, the Trustees feel that they would be able to continue current activities of the charity in the event of a significant drop in funding. It would obviously be necessary to consider how the funding would be replaced or activities changed. At present the unrestricted reserves are £561,253 but of this figure £432,341 related to fixed assets, therefore free reserves are £128,912 at 31 March 2022. The Trustees are committed to taking appropriate action to continue to obtain further funding to reach the targeted level of unrestricted funds and are sourcing further grant funding along with reviewing the activities of the trading subsidiary to optimize income generation.

FUTURE STRATEGY

The board recognises that the year has provided a very challenging backdrop to the ongoing delivery of our services and dealing with the broader impact upon our client group. It has also changed the circumstances for fund givers with increased demand for funding at a time when resources to allocate have decreased. The board is committed to its funding strategy and is working on a clear impact statement to support our funding endeavours.

The current board is looking at recruiting new members to oversee the delivery and sustainment of the organisations activities and impact. Coatham House aims to be a top quality player in the housing and homelessness sector in Redcar by creating an infrastructure for professional development moving forward.

The board are committed to continuing its core services and the development of the enterprise activities via its trading arm.

The trustees would like to recognise the work of the staff team, volunteers and all those stakeholders who continue to support the work of the organisation in Redcar.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The organisation is a charitable company limited by guarantee, incorporated on 21 March 1993 and registered as a charity on 29 September 1993.

The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association.

Recruitment and appointment of new trustees

Under the Articles, two trustees will stand down at the AGM but are eligible for re-election. The charity's trustees are reinstated from its membership, with a view to harnessing skills which are appropriate to its activities.

Coatham House

Report of the Trustees for the Year Ended 31 March 2022

STRUCTURE, GOVERNANCE AND MANAGEMENT

Organisational structure

The Board of Trustees meet at least six times a year and is responsible for the strategic direction of the charity. The day to day running of the charity is delegated to the manager and his team. The manager attends and reports to all Board meetings and liaises with the Board if necessary.

Induction and training of new trustees

All potential new trustees are invited for a meeting with the manager and visit all the charity's projects to speak with staff and service users. They will meet with the chair and attend two board meetings as observers to get a flavour of what is involved prior to agreeing to act. All new trustees are issued with a copy of the Memorandum and Articles of Association, accounts, business plan and any other relevant information.

A skills audit is carried out every one to two years to ensure that appointments to sub groups within the board make best use of trustees' skills.

Risk management

Through their regular involvement in the management of the charity the Trustees are aware of the major risks involved in running the charity and policies and procedures are in place to mitigate these risks. A business plan is in place to guide Trustees and is subject to review as appropriate. Internal risks are minimised by the implementation of procedures for authorisation of all transactions and projects and to ensure consistent quality of delivery for all operational aspects of the charitable company. These procedures are periodically reviewed to ensure that they still meet the needs of the charity.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

02804567 (England and Wales)

Registered Charity number

1026620

Registered office

Charles Jolly House
1st Floor
5a High Street
Redcar
TS10 3BY

Trustees

David Robert Stones
Hazel Valerie Yare
Andrew Pettersen
David Eagle

Company Secretary

David Eagle

Independent Examiner

JBC Accountants Limited
Chartered Accountants
3B Lockheed Court
Preston Farm
Stockton on Tees
TS18 3SH

Coatham House

Report of the Trustees
for the Year Ended 31 March 2022

REFERENCE AND ADMINISTRATIVE DETAILS

Solicitors

Cygnets Law
Portland House
West Dyke Road
Redcar
TS10 1DH

Bankers

Unity Trust Bank Plc
Nine Brindley Place
Birmingham
B1 2HB

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on12-9-22..... and signed on its behalf by:



.....
David Eagle - Trustee

**Independent Examiner's Report to the Trustees of
Coatham House**

Independent examiner's report to the trustees of Coatham House ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2022.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a registered member of ICAEW which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Lynne Dickson FCA
ICAEW
JBC Accountants Limited
Chartered Accountants
3B Lockheed Court
Preston Farm
Stockton on Tees
TS18 3SH

Date: 23/9/2022.....

Coatham House

Statement of Financial Activities
(Incorporating an Income and Expenditure Account)
for the Year Ended 31 March 2022

	Notes	Unrestricted funds £	Restricted funds £	2022 Total funds £	2021 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	6,365	42,013	48,378	116,904
Charitable activities	4				
Supporting the homeless		265,780	-	265,780	221,080
Other trading activities	3	4,232	-	4,232	3,362
Total		<u>276,377</u>	<u>42,013</u>	<u>318,390</u>	<u>341,346</u>
EXPENDITURE ON					
Charitable activities	5				
Supporting the homeless		234,226	69,157	303,383	283,127
NET INCOME/(EXPENDITURE)		<u>42,151</u>	<u>(27,144)</u>	<u>15,007</u>	<u>58,219</u>
RECONCILIATION OF FUNDS					
Total funds brought forward		519,102	27,718	546,820	488,601
TOTAL FUNDS CARRIED FORWARD		<u><u>561,253</u></u>	<u><u>574</u></u>	<u><u>561,827</u></u>	<u><u>546,820</u></u>

The notes form part of these financial statements

Coatham House

Balance Sheet

31 March 2022

	Notes	Unrestricted funds £	Restricted funds £	2022 Total funds £	2021 Total funds £
FIXED ASSETS					
Tangible assets	11	432,340	574	432,914	434,628
Investments	12	1	-	1	1
		<hr/>	<hr/>	<hr/>	<hr/>
		432,341	574	432,915	434,629
CURRENT ASSETS					
Debtors	13	87,158	-	87,158	73,009
Cash at bank and in hand		143,393	-	143,393	149,172
		<hr/>	<hr/>	<hr/>	<hr/>
		230,551	-	230,551	222,181
CREDITORS					
Amounts falling due within one year	14	(19,363)	-	(19,363)	(22,352)
		<hr/>	<hr/>	<hr/>	<hr/>
NET CURRENT ASSETS		211,188	-	211,188	199,829
		<hr/>	<hr/>	<hr/>	<hr/>
TOTAL ASSETS LESS CURRENT LIABILITIES		643,529	574	644,103	634,458
CREDITORS					
Amounts falling due after more than one year	15	(82,276)	-	(82,276)	(87,638)
		<hr/>	<hr/>	<hr/>	<hr/>
NET ASSETS		561,253	574	561,827	546,820
		<hr/>	<hr/>	<hr/>	<hr/>
FUNDS					
Unrestricted funds	18			561,253	519,102
Restricted funds				574	27,718
				<hr/>	<hr/>
TOTAL FUNDS				561,827	546,820
				<hr/>	<hr/>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2022 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

The notes form part of these financial statements

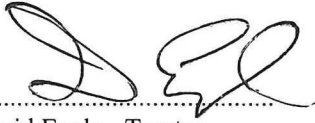
Coatham House

Balance Sheet - continued

31 March 2022

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 12-9-2022 and were signed on its behalf by:



.....
David Eagle - Trustee

Coatham House

Notes to the Financial Statements for the Year Ended 31 March 2022

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value.

The trustees consider that there are no material uncertainties about Coatham House's ability to continue as a going concern and as such, these financial statements have been prepared on the going concern basis.

Income

All income is recognised in the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

There is no netting off of expenditure within the accounts.

Gifts in kind are included within donations in the SOFA at an estimate of the cost of providing the service. The equivalent cost is also included within resources expended.

Grants towards fixed assets are treated as donations in the SOFA as the asset is capitalised in the Balance Sheet. The income is treated as a restricted fund and depreciation charged to it each year. Revenue grants are credited to the SOFA for the year to which they relate.

Expenditure

All expenditure is accounted for on an accruals basis and includes attributable VAT which cannot be recovered. Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Charitable expenditure comprises those costs incurred by the Charity in the delivery of its activities. It includes both costs which can be directly allocated to activities and those costs of an indirect nature necessary to support them.

Governance costs are those incurred in connection with compliance with constitutional and statutory requirements.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Short leasehold	- 10% on cost
Fixtures and fittings	- 25% on cost
Motor vehicles	- 25% on cost

Tangible fixed assets are stated at cost less accumulated depreciation.

Cost includes costs directly attributable to making the asset capable of operating as intended.

Related party exemption

The charitable company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Coatham House

Notes to the Financial Statements - continued
for the Year Ended 31 March 2022

1. ACCOUNTING POLICIES - continued

Taxation

The charity is an exempt charity within the meaning of Schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes.

Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

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

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering the funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Pension scheme

The charity operates a fully insured, contributory defined contribution pension scheme for all employees. The charity contributions are charged to the SOFA in the period to which they relate.

2. DONATIONS AND LEGACIES

	2022	2021
	£	£
Donations	6,366	2,149
Grants	42,012	104,490
Government grants (Job retention scheme)	-	10,265
	<u>48,378</u>	<u>116,904</u>

Grants received, included in the above, are as follows:

	2022	2021
	£	£
Lloyds Bank Foundation	-	33,000
Virgin Money Foundation	-	20,000
Ballinger Trust	20,000	-
Redcar & Cleveland BC	-	10,000
Homeless Link	-	10,000
County Durham Community Fund	2,940	5,640
COVID Response	-	8,850
Kickstart scheme	18,072	-
Arnold Clark Community Fund	1,000	-
The Hilden Charitable Fund	-	5,000
Landaid	-	10,000
Zedra Trust	-	2,000
	<u>42,012</u>	<u>104,490</u>

Coatham House

Notes to the Financial Statements - continued
for the Year Ended 31 March 2022

3. OTHER TRADING ACTIVITIES

	2022	2021
	£	£
Miscellaneous income	4,232	3,362
	<u> </u>	<u> </u>

4. INCOME FROM CHARITABLE ACTIVITIES

		2022	2021
	Activity	£	£
Rents and housing benefits	Supporting the homeless	248,776	208,580
Support services	Supporting the homeless	17,004	12,500
		<u> </u>	<u> </u>
		<u>265,780</u>	<u>221,080</u>

5. CHARITABLE ACTIVITIES COSTS

	2022	2022	2022	2021
	£	£	£	£
	Unrestricted	Restricted	Total	Total
Costs allocated directly to activities:				
Staff costs	113,463	30,822	144,285	121,572
Premises costs	48,331	-	48,331	46,461
Telephone, post stationery & advertising	1,178	-	1,178	140
Insurance	7,295	-	7,295	6,483
Travel & training	2,530	600	3,130	2,042
Sundry costs	1,010	-	1,010	3,005
Bad debts	4,038	-	4,038	-
Depreciation	970	744	1,714	1,716
Grants payable to subsidiary	-	13,491	13,491	21,701
Support costs (see note 6)	55,411	23,500	78,911	80,005
	<u>234,226</u>	<u>69,157</u>	<u>303,383</u>	<u>283,125</u>

6. SUPPORT COSTS

	2022	2022	2022	2021
	£	£	£	£
	Unrestricted	Restricted	Total	Total
Staff costs	7,413	-	7,413	7,078
Premises costs	6,441	7,500	13,941	17,306
Telephone, post, stationery & advertising	8,361	11,000	19,361	16,596
Consultancy fees	20,800	5,000	25,800	25,800
Legal & professional fees	1,200	-	1,200	1,200
Loan interest	2,411	-	2,411	2,560
Sundry costs	387	-	387	636
Governance costs:				
- Staff costs	5,302	-	5,302	5,273
- Accountancy fees	2,976	-	2,976	3,256
- Legal & professional fees	120	-	120	-
	<u>55,411</u>	<u>23,500</u>	<u>78,911</u>	<u>80,005</u>

Coatham House

Notes to the Financial Statements - continued
for the Year Ended 31 March 2022

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

Net income/(expenditure) is stated after charging/(crediting):

	2022	2021
	£	£
Depreciation - owned assets	1,714	1,716

8. **TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 March 2022 nor for the year ended 31 March 2021.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2022 nor for the year ended 31 March 2021.

9. **STAFF COSTS**

	2022	2021
	£	£
Wages and salaries	150,634	129,144
Social security costs	4,510	3,330
Other pension costs	1,857	1,450
	<u>157,001</u>	<u>133,924</u>

The average monthly number of employees during the year was as follows:

	2022	2021
Office	2	2
Hostel and Outreach	10	9
	<u>12</u>	<u>11</u>

No employees received emoluments in excess of £60,000.

10. **COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	22,413	94,491	116,904
Charitable activities			
Supporting the homeless	221,080	-	221,080
Other trading activities	3,362	-	3,362
Total	<u>246,855</u>	<u>94,491</u>	<u>341,346</u>
EXPENDITURE ON			
Charitable activities			
Supporting the homeless	181,067	102,060	283,127

Coatham House

Notes to the Financial Statements - continued
for the Year Ended 31 March 2022

10. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted funds £	Total funds £
NET INCOME/(EXPENDITURE)	65,788	(7,569)	58,219
 RECONCILIATION OF FUNDS			
Total funds brought forward	453,313	35,288	488,601
 TOTAL FUNDS CARRIED FORWARD	519,101	27,719	546,820

11. TANGIBLE FIXED ASSETS

	Freehold property £	Short leasehold £	Improvements to property £
COST			
At 1 April 2021 and 31 March 2022	429,999	89,880	15,009
 DEPRECIATION			
At 1 April 2021	-	89,880	15,009
Charge for year	-	-	-
At 31 March 2022	-	89,880	15,009
 NET BOOK VALUE			
At 31 March 2022	429,999	-	-
At 31 March 2021	429,999	-	-
 Fixtures and fittings			
	£	Motor vehicles £	Totals £
COST			
At 1 April 2021 and 31 March 2022	54,153	5,000	594,041
 DEPRECIATION			
At 1 April 2021	49,524	5,000	159,413
Charge for year	1,714	-	1,714
At 31 March 2022	51,238	5,000	161,127
 NET BOOK VALUE			
At 31 March 2022	2,915	-	432,914
At 31 March 2021	4,629	-	434,628

Tangible fixed assets includes a motor vehicle (net book value £nil), which was purchased using a grant from Help the Homeless.

Fixture and fittings include assets with a net book value of £574 (2021: £1,319), originally purchased using a grant from the Community Foundation.

Coatham House

Notes to the Financial Statements - continued
for the Year Ended 31 March 2022

11. TANGIBLE FIXED ASSETS - continued

There were no commitments to capital expenditure at 31 March 2022 or 31 March 2021.

The freehold properties were valued by the trustees at open market value as at 31 March 2022. The original cost of the freehold property was £361,673 (2021: £361,673).

12. FIXED ASSET INVESTMENTS

	Shares in group undertakings £
MARKET VALUE	
At 1 April 2021 and 31 March 2022	1
	<hr/>
NET BOOK VALUE	
At 31 March 2022	1
	<hr/> <hr/>
At 31 March 2021	1
	<hr/> <hr/>

There were no investment assets outside the UK.

The company's investments at the balance sheet date in the share capital of companies include the following:

Coatham House Enterprises Limited

Registered office:

Nature of business: Lets accommodation to young people

%

Class of share:

holding

Ordinary

100

	2022	2021
	£	£
Aggregate capital and reserves	(43,314)	(12,474)
(Loss)/profit for the year	(30,258)	150
	<hr/> <hr/>	<hr/> <hr/>

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Trade debtors	19,817	20,237
Amounts owed by group undertakings	67,200	51,840
Other debtors	52	52
Prepayments	89	880
	<hr/> <hr/>	<hr/> <hr/>
	87,158	73,009

Coatham House

Notes to the Financial Statements - continued
for the Year Ended 31 March 2022

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Bank loans and overdrafts (see note 16)	7,000	8,800
Trade creditors	2,572	5,013
Other creditors	2,044	811
Accruals and deferred income	7,747	7,728
	<u>19,363</u>	<u>22,352</u>

15. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2022	2021
	£	£
Bank loans (see note 16)	<u>82,276</u>	<u>87,638</u>

16. LOANS

An analysis of the maturity of loans is given below:

	2022	2021
	£	£
Amounts falling due:		
Within one year	7,000	8,800
Between one and two years	6,800	9,000
Between two and five years	20,400	27,000
More than five years	55,076	51,638
	<u>89,276</u>	<u>96,438</u>

The above includes two interest-free loans awarded by the Quaker Housing Trust. The first loan of £20,000 was repayable over 10 years in equal instalments and commenced in December 2011. This has now been repaid in full. The second of £60,000 is repayable over 20 years in equal instalments and commenced in December 2014.

There is also a loan from Unity Trust Bank plc which is repayable by monthly instalments over 20 years at an interest rate of 3.5%, which started in September 2013.

Security has been given for amounts included in creditors of £58,476 (2021: £62,438). The Unity Trust Bank plc has a charge over the property at 1 Bank Street, Redcar.

17. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2022	2021
	£	£
Within one year	13,150	19,438
Between one and five years	15,500	28,650
	<u>28,650</u>	<u>48,088</u>

Coatham House

Notes to the Financial Statements - continued
for the Year Ended 31 March 2022

18. MOVEMENT IN FUNDS

	At 1/4/21 £	Net movement in funds £	At 31/3/22 £
Unrestricted funds			
Unrestricted funds	519,102	42,151	561,253
Restricted funds			
Lloyds TSB	23,900	(23,900)	-
Ballinger	2,500	(2,500)	-
Community Foundation	1,318	(744)	574
	<u>27,718</u>	<u>(27,144)</u>	<u>574</u>
TOTAL FUNDS	<u>546,820</u>	<u>15,007</u>	<u>561,827</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Unrestricted funds	276,377	(234,226)	42,151
Restricted funds			
Lloyds TSB	-	(23,900)	(23,900)
Ballinger	20,000	(22,500)	(2,500)
Community Foundation	2,940	(3,684)	(744)
Arnold Clarke	1,000	(1,000)	-
Kickstart	18,073	(18,073)	-
	<u>42,013</u>	<u>(69,157)</u>	<u>(27,144)</u>
TOTAL FUNDS	<u>318,390</u>	<u>(303,383)</u>	<u>15,007</u>

Coatham House

Notes to the Financial Statements - continued
for the Year Ended 31 March 2022

18. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1/4/20 £	Net movement in funds £	At 31/3/21 £
Unrestricted funds			
Unrestricted funds	335,455	65,789	401,244
Revaluation Reserve	117,858	-	117,858
	<u>453,313</u>	<u>65,789</u>	<u>519,102</u>
Restricted funds			
Lloyds TSB	-	23,900	23,900
Virgin Money	18,200	(18,200)	-
Ballinger	15,000	(12,500)	2,500
Community Foundation	2,088	(770)	1,318
	<u>35,288</u>	<u>(7,570)</u>	<u>27,718</u>
TOTAL FUNDS	<u><u>488,601</u></u>	<u><u>58,219</u></u>	<u><u>546,820</u></u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Unrestricted funds	246,855	(181,066)	65,789
Restricted funds			
Lloyds TSB	33,000	(9,100)	23,900
Virgin Money	20,000	(38,200)	(18,200)
Ballinger	-	(12,500)	(12,500)
Community Foundation	5,641	(6,411)	(770)
Landaid Charitable Trust	10,000	(10,000)	-
Homeless Link	10,000	(10,000)	-
Covid Response	8,850	(8,850)	-
Zedra Trust	2,000	(2,000)	-
Hilden Charitable Fund	5,000	(5,000)	-
	<u>94,491</u>	<u>(102,061)</u>	<u>(7,570)</u>
TOTAL FUNDS	<u><u>341,346</u></u>	<u><u>(283,127)</u></u>	<u><u>58,219</u></u>

The balance brought forward from funds received from Lloyds TSB has been used to fund a full time support worker.

Ballinger - funds brought forward of £2,500 plus a further grant of £20,000 have been used to fund core costs. This has all been spent during the year.

Community Foundation - the balance on this grant represents the net book value of kitchen equipment purchased for the Reloved cafe (ran by the subsidiary). A grant of £2,940 has been received from the Community Foundation (Newcastle Building Society Community) to support a volunteering programme for young people who are homeless or at risk of homelessness in Redcar. This has been spent in full during the year.

£1,000 was received from the Arnold Clark Community fund to support general costs and has been spent in the year.

Coatham House

Notes to the Financial Statements - continued
for the Year Ended 31 March 2022

19. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2022.

20. STATUTORY INFORMATION

Coatham House is a company limited by guarantee and has no share capital. The company is registered in England and Wales and its registered number and office address can be found within the 'Reference and Administrative Details' of the Report of the Trustees.

COATHAM HOUSE

England & Wales - Charity number 1026620

Accounts

REGISTERED COMPANY NUMBER: 02804567 (England and Wales)
REGISTERED CHARITY NUMBER: 1026620

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 March 2021
for
Coatham House
(A Company Limited by Guarantee)

JBC Accountants Limited
Chartered Accountants
3B Lockheed Court
Preston Farm
Stockton on Tees
TS18 3SH

Coatham House

Contents of the Financial Statements
for the Year Ended 31 March 2021

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Coatham House

Report of the Trustees for the Year Ended 31 March 2021

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The company is a charity and exists to provide public benefit by helping young, homeless people move towards successful independent living through the provision of temporary, managed accommodation, development of life skills and assistance with permanent resettlement.

The mission statement for Coatham House Projects is 'to accommodate, support and reintegrate homeless young people into society and to raise awareness of their plight'.

We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The charity was able to continue its core services in Redcar throughout the most challenging of years keeping its staff and clients safe and secure throughout the lock downs and managing the fallout from the pandemic. The board and staff team remained the same throughout this period and functioned via electronic meetings with split staff teams delivering services on the ground. The board is still looking to now recruit some new members with the appropriate skills and experience to drive the charity forward.

The manager, company members, trustees, staff and volunteers are all committed to the development and sustainability of the project and recognise the nature of the crucial services that it delivers and how much these services are needed in Redcar.

Throughout the year we have managed to increase our stakeholder base across all sectors to help the charity deliver its mission and vision, balancing business as usual against the demands of the new normal systems of working. We have continued to build relationships with the statutory and non statutory sectors to create the best options and outcome for those young people we work with. Homelessness continues to rise and the services that we deliver are done so in the most challenging of economic of circumstances due to the impact of the pandemic in an area already suffering from multiple deprivation. We continued to build on our work with the local authority by expanding the services to those that are setting up a tenancy for the first time and are continuing to explore potential partnership opportunities to meet the needs of our client group in the borough.

Coatham House Enterprises Ltd, the trading subsidiary of the Charity continues to deliver general needs housing to create move on tenancies in the area and runs the Reloved Café which provides employment training and voluntary opportunities for young people in the town.

FINANCIAL REVIEW

Financial Review

During the year there has been a net inflow of resources amounting to £58,219 (2020: outflow £6,601). Total funds now stand at £546,820. There has been a net inflow of unrestricted funds of £65,789 and outflow of restricted funds of £7,570. The Statement of Financial Activities on page 6 shows the charity's income and how it has been spent during the year. Notes 2 to 4 to the accounts on pages 10 and 11 detail income received in the year and its source. The directors are very grateful for all the support received.

The charity is largely dependent upon income from statutory sources, various trusts and other charitable sources. The Trustees have no reason to doubt that the charity will continue to attract sufficient funds. The major source of income has been housing benefit.

The organisation aims to increase its income generation activities in the next financial year to assist with its self-sustainability.

Coatham House

Report of the Trustees for the Year Ended 31 March 2021

FINANCIAL REVIEW

Investment policy and objectives

Any funds which may be surplus from time to time are invested in deposit accounts to ensure that they are available to the charity when required.

Reserves policy

On reviewing the reserves policy, the Trustees have established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets ('the free reserves') held by the charity should be between 3 and 6 months of the resources expended on normal operating activities which equate to £53,250 to £106,500 in general funds. At this level, the Trustees feel that they would be able to continue current activities of the charity in the event of a significant drop in funding. It would obviously be necessary to consider how the funding would be replaced or activities changed. At present the unrestricted reserves are £519,102 but of this figure £433,311 related to fixed assets, therefore free reserves are £85,791 at 31 March 2021. The Trustees are committed to taking appropriate action to continue to obtain further funding to reach the targeted level of unrestricted funds and are sourcing further grant funding along with reviewing the activities of the trading subsidiary to optimize income generation.

FUTURE STRATEGY

The board recognises that this year has provided a series of challenges in terms of the management of the organisation and rationalising our services in order to create a clear development pathway.

The current board is looking at recruiting new members to oversee the delivery and sustainment of the organisations activities and impact. Coatham House aims to be a top quality player in the housing and homelessness sector in Redcar by creating an infrastructure for professional development moving forward.

The board are committed to continuing its core services and the development of the enterprise activities via its trading arm.

The trustees would like to recognise the work of the staff team, volunteers and all those stakeholders who continue to support the work of the organisation in Redcar.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The organisation is a charitable company limited by guarantee, incorporated on 21 March 1993 and registered as a charity on 29 September 1993.

The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association.

Recruitment and appointment of new trustees

Under the Articles, two trustees will stand down at the AGM but are eligible for re-election. The charity's trustees are reinstated from its membership, with a view to harnessing skills which are appropriate to its activities.

Organisational structure

The Board of Trustees meet at least six times a year and is responsible for the strategic direction of the charity. The day to day running of the charity is delegated to the manager and his team. The manager attends and reports to all Board meetings and liaises with the Board if necessary.

Induction and training of new trustees

All potential new trustees are invited for a meeting with the manager and visit all the charity's projects to speak with staff and service users. They will meet with the chair and attend two board meetings as observers to get a flavour of what is involved prior to agreeing to act. All new trustees are issued with a copy of the Memorandum and Articles of Association, accounts, business plan and any other relevant information.

A skills audit is carried out every one to two years to ensure that appointments to sub groups within the board make best use of trustees' skills.

Coatham House

Report of the Trustees
for the Year Ended 31 March 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT

Risk management

Through their regular involvement in the management of the charity the Trustees are aware of the major risks involved in running the charity and policies and procedures are in place to mitigate these risks. A business plan is in place to guide Trustees and is subject to review as appropriate. Internal risks are minimised by the implementation of procedures for authorisation of all transactions and projects and to ensure consistent quality of delivery for all operational aspects of the charitable company. These procedures are periodically reviewed to ensure that they still meet the needs of the charity.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

02804567 (England and Wales)

Registered Charity number

1026620

Registered office

Charles Jolly House
1st Floor
5a High Street
Redcar
TS10 3BY

Trustees

David Robert Stones
Hazel Valerie Yare
Andrew Pettersen
David Eagle

Company Secretary

David Eagle

Independent Examiner

JBC Accountants Limited
Chartered Accountants
3B Lockheed Court
Preston Farm
Stockton on Tees
TS18 3SH

Solicitors

Cygnets Law
Portland House
West Dyke Road
Redcar
TS10 1DH

Bankers

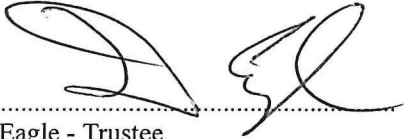
Unity Trust Bank Plc
Nine Brindley Place
Birmingham
B1 2HB

Coatham House

Report of the Trustees
for the Year Ended 31 March 2021

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on15-11-21..... and signed on its behalf by:

A handwritten signature in black ink, appearing to be 'D Eagle', written over a dotted line.

.....
David Eagle - Trustee

**Independent Examiner's Report to the Trustees of
Coatham House**

Independent examiner's report to the trustees of Coatham House ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2021.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a registered member of ICAEW which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Lynne Dickson FCA
ICAEW
JBC Accountants Limited
Chartered Accountants
3B Lockheed Court
Preston Farm
Stockton on Tees
TS18 3SH

Date: 22 November 2021

Coatham House

Statement of Financial Activities
(Incorporating an Income and Expenditure Account)
for the Year Ended 31 March 2021

	Notes	Unrestricted funds £	Restricted funds £	2021 Total funds £	2020 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	22,413	94,491	116,904	109,194
Charitable activities					
Supporting the homeless	4	221,080	-	221,080	165,902
Other trading activities	3	<u>3,362</u>	<u>-</u>	<u>3,362</u>	<u>3,361</u>
Total		246,855	94,491	341,346	278,457
EXPENDITURE ON					
Charitable activities					
Supporting the homeless	5	181,066	102,061	283,127	285,058
NET INCOME/(EXPENDITURE)		<u>65,789</u>	<u>(7,570)</u>	<u>58,219</u>	<u>(6,601)</u>
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>453,313</u>	<u>35,288</u>	<u>488,601</u>	<u>495,202</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>519,102</u></u>	<u><u>27,718</u></u>	<u><u>546,820</u></u>	<u><u>488,601</u></u>

The notes form part of these financial statements

Coatham House

Balance Sheet
31 March 2021

	Notes	Unrestricted funds £	Restricted funds £	2021 Total funds £	2020 Total funds £
FIXED ASSETS					
Tangible assets	11	433,310	1,318	434,628	435,399
Investments	12	<u>1</u>	<u>-</u>	<u>1</u>	<u>1</u>
		433,311	1,318	434,629	435,400
CURRENT ASSETS					
Debtors	13	73,009	-	73,009	72,445
Cash at bank and in hand		<u>122,772</u>	<u>26,400</u>	<u>149,172</u>	<u>96,681</u>
		195,781	26,400	222,181	169,126
CREDITORS					
Amounts falling due within one year	14	<u>(22,352)</u>	<u>-</u>	<u>(22,352)</u>	<u>(19,725)</u>
NET CURRENT ASSETS		<u>173,429</u>	<u>26,400</u>	<u>199,829</u>	<u>149,401</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		606,740	27,718	634,458	584,801
CREDITORS					
Amounts falling due after more than one year	15	<u>(87,638)</u>	<u>-</u>	<u>(87,638)</u>	<u>(96,200)</u>
NET ASSETS		<u>519,102</u>	<u>27,718</u>	<u>546,820</u>	<u>488,601</u>
FUNDS	18				
Unrestricted funds				519,102	453,313
Restricted funds				<u>27,718</u>	<u>35,288</u>
TOTAL FUNDS				<u>546,820</u>	<u>488,601</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2021 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

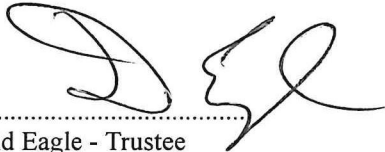
The notes form part of these financial statements

Coatham House

Balance Sheet - continued
31 March 2021

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 15.11.2021 and were signed on its behalf by:



.....
David Eagle - Trustee

Coatham House

Notes to the Financial Statements for the Year Ended 31 March 2021

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value.

The trustees consider that there are no material uncertainties about Coatham House's ability to continue as a going concern and as such, these financial statements have been prepared on the going concern basis.

Income

All income is recognised in the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

There is no netting off of expenditure within the accounts.

Gifts in kind are included within donations in the SOFA at an estimate of the cost of providing the service. The equivalent cost is also included within resources expended.

Grants towards fixed assets are treated as donations in the SOFA as the asset is capitalised in the Balance Sheet. The income is treated as a restricted fund and depreciation charged to it each year. Revenue grants are credited to the SOFA for the year to which they relate.

Expenditure

All expenditure is accounted for on an accruals basis and includes attributable VAT which cannot be recovered. Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Charitable expenditure comprises those costs incurred by the Charity in the delivery of its activities. It includes both costs which can be directly allocated to activities and those costs of an indirect nature necessary to support them.

Governance costs are those incurred in connection with compliance with constitutional and statutory requirements.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Short leasehold	- 10% on cost
Fixtures and fittings	- 25% on cost
Motor vehicles	- 25% on cost

Tangible fixed assets are stated at cost less accumulated depreciation.

Cost includes costs directly attributable to making the asset capable of operating as intended.

Related party exemption

The charitable company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Coatham House

Notes to the Financial Statements - continued
for the Year Ended 31 March 2021

1. ACCOUNTING POLICIES - continued

Taxation

The charity is an exempt charity within the meaning of Schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes.

Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

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

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering the funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Pension scheme

The charity operates a fully insured, contributory defined contribution pension scheme for all employees. The charity contributions are charged to the SOFA in the period to which they relate.

2. DONATIONS AND LEGACIES

	2021	2020
	£	£
Donations	2,149	15,103
Gift aid	-	2,507
Grants	104,490	91,584
Government grants (Job retention scheme)	<u>10,265</u>	<u>-</u>
	<u>116,904</u>	<u>109,194</u>

Grants received, included in the above, are as follows:

	2021	2020
	£	£
Lloyds Bank Foundation	33,000	18,714
Virgin Money Foundation	20,000	36,850
Ballinger Trust	-	20,000
Sirius Minerals Foundation	-	16,020
Redcar & Cleveland BC	10,000	-
Homeless Link	10,000	-
County Durham Community Fund	5,640	-
COVID Response	8,850	-
The Hilden Charitable Fund	5,000	-
LandAid Charitable Trust	10,000	-
Zedra Trust	<u>2,000</u>	<u>-</u>
	<u>104,490</u>	<u>91,584</u>

Coatham House

Notes to the Financial Statements - continued
for the Year Ended 31 March 2021

3. OTHER TRADING ACTIVITIES

	2021	2020
	£	£
Miscellaneous income	<u>3,362</u>	<u>3,361</u>

4. INCOME FROM CHARITABLE ACTIVITIES

		2021	2020
	Activity	£	£
Rents and housing benefits	Supporting the homeless	208,580	160,862
Support services	Supporting the homeless	<u>12,500</u>	<u>5,040</u>
		<u>221,080</u>	<u>165,902</u>

5. CHARITABLE ACTIVITIES COSTS

	2021	2021	2021	2020
	£	£	£	£
	Unrestricted	Restricted	Total	Total
Costs allocated directly to activities:				
Staff costs	28,272	93,300	121,572	98,390
Premises costs	41,195	5,266	46,461	52,418
Telephone, post stationery & advertising	140	-	140	1,260
Insurance	6,483	-	6,483	7,008
Travel & training	1,842	200	2,042	1,304
Sundry costs	528	2,479	3,007	-
Bad debts	-	-	-	192
Depreciation	972	744	1,716	10,792
Grants payable to subsidiary	21,701	-	21,701	33,789
Support costs (see note 6)	<u>79,933</u>	<u>72</u>	<u>80,005</u>	<u>79,905</u>
	<u>181,066</u>	<u>102,061</u>	<u>283,127</u>	<u>285,058</u>

6. SUPPORT COSTS

	2021	2021	2021	2020
	£	£	£	£
	Unrestricted	Restricted	Total	Total
Staff costs	7,078	-	7,078	6,831
Premises costs	17,306	-	17,306	15,726
Telephone, post, stationery & advertising	16,824	72	16,896	16,495
Consultancy fees	25,800	-	25,800	25,800
Legal & professional fees	1,200	-	1,200	1,150
Loan interest	2,560	-	2,560	2,874
Sundry costs	636	-	636	2,099
Governance costs:				
- Staff costs	5,273	-	5,273	5,858
- Accountancy fees	3,256	-	3,256	3,072
- Legal & professional fees	-	-	-	-
	<u>79,933</u>	<u>72</u>	<u>80,005</u>	<u>79,905</u>

Coatham House

Notes to the Financial Statements - continued
for the Year Ended 31 March 2021

7. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2021	2020
	£	£
Depreciation - owned assets	<u>1,716</u>	<u>10,792</u>

8. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2021 nor for the year ended 31 March 2020.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2021 nor for the year ended 31 March 2020.

9. STAFF COSTS

	2021	2020
	£	£
Wages and salaries	129,144	107,090
Social security costs	3,330	2,581
Other pension costs	<u>1,450</u>	<u>1,408</u>
	<u>133,924</u>	<u>111,079</u>

The average monthly number of employees during the year was as follows:

	2021	2020
Office	2	2
Hostel and Outreach	<u>9</u>	<u>9</u>
	<u>11</u>	<u>11</u>

No employees received emoluments in excess of £60,000.

10. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	17,610	91,584	109,194
Charitable activities			
Supporting the homeless	165,902	-	165,902
Other trading activities	<u>3,361</u>	<u>-</u>	<u>3,361</u>
Total	186,873	91,584	278,457
EXPENDITURE ON			
Charitable activities			
Supporting the homeless	<u>200,351</u>	<u>84,707</u>	<u>285,058</u>

Coatham House

Notes to the Financial Statements - continued
for the Year Ended 31 March 2021

10. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued	Unrestricted funds £	Restricted funds £	Total funds £
NET INCOME/(EXPENDITURE)	(13,478)	6,877	(6,601)
 RECONCILIATION OF FUNDS			
Total funds brought forward	466,791	28,411	495,202
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS CARRIED FORWARD	<u>453,313</u>	<u>35,288</u>	<u>488,601</u>
 11. TANGIBLE FIXED ASSETS			
	Freehold property £	Short leasehold £	Improvements to property £
COST			
At 1 April 2020	429,999	89,880	15,009
Additions	<hr/>	<hr/>	<hr/>
At 31 March 2021	<u>429,999</u>	<u>89,880</u>	<u>15,009</u>
DEPRECIATION			
At 1 April 2020	-	89,880	15,009
Charge for year	<hr/>	<hr/>	<hr/>
At 31 March 2021	<hr/>	<u>89,880</u>	<u>15,009</u>
NET BOOK VALUE			
At 31 March 2021	<u>429,999</u>	<hr/>	<hr/>
At 31 March 2020	<u>429,999</u>	<hr/>	<hr/>
	Fixtures and fittings £	Motor vehicles £	Totals £
COST			
At 1 April 2020	53,208	5,000	593,096
Additions	<hr/>	<hr/>	<hr/>
At 31 March 2021	<u>54,153</u>	<u>5,000</u>	<u>594,041</u>
DEPRECIATION			
At 1 April 2020	47,808	5,000	157,697
Charge for year	<hr/>	<hr/>	<hr/>
At 31 March 2021	<u>49,524</u>	<u>5,000</u>	<u>159,413</u>
NET BOOK VALUE			
At 31 March 2021	<u>4,629</u>	<hr/>	<u>434,628</u>
At 31 March 2020	<u>5,400</u>	<hr/>	<u>435,399</u>

Coatham House

Notes to the Financial Statements - continued
for the Year Ended 31 March 2021

11. TANGIBLE FIXED ASSETS - continued

Tangible fixed assets includes a motor vehicle (net book value £nil), which was purchased using a grant from Help the Homeless.

Fixture and fittings include assets with a net book value of £1,319 (2020: £2,065), originally purchased using a grant from the Community Foundation.

There were no commitments to capital expenditure at 31 March 2021 nor 31 March 2020.

The freehold properties were valued by the trustees at open market value as at 31 March 2021. The original cost of the freehold property was £361,673 (2020: £361,673).

12. FIXED ASSET INVESTMENTS

	Shares in group undertakings £
MARKET VALUE	
At 1 April 2020 and 31 March 2021	<u>1</u>
NET BOOK VALUE	
At 31 March 2021	<u><u>1</u></u>
At 31 March 2020	<u><u>1</u></u>

There were no investment assets outside the UK.

The company's investments at the balance sheet date in the share capital of companies include the following:

Coatham House Enterprises Limited

Registered office:

Nature of business: Lets accommodation to young people

%

Class of share: holding

Ordinary 100

	2021	2020
	£	£
Aggregate capital and reserves	(13,056)	(12,624)
Loss for the year	<u>(432)</u>	<u>(11,876)</u>

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Trade debtors	20,237	12,226
Amounts owed by group undertakings	51,840	56,590
Other debtors	52	853
Prepayments	<u>880</u>	<u>2,776</u>
	<u><u>73,009</u></u>	<u><u>72,445</u></u>

Coatham House

Notes to the Financial Statements - continued
for the Year Ended 31 March 2021

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Bank loans and overdrafts (see note 16)	8,800	8,600
Trade creditors	5,013	3,378
Other creditors	811	320
Accruals and deferred income	<u>7,728</u>	<u>7,427</u>
	<u>22,352</u>	<u>19,725</u>

15. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2021	2020
	£	£
Bank loans (see note 16)	<u>87,638</u>	<u>96,200</u>

16. LOANS

An analysis of the maturity of loans is given below:

	2021	2020
	£	£
Amounts falling due:		
Within one year	8,800	8,600
Between one and two years	9,000	8,600
Between two and five years	27,000	26,700
More than five years	<u>51,638</u>	<u>60,900</u>
	<u>96,438</u>	<u>104,800</u>

The above includes two interest-free loans awarded by the Quaker Housing Trust. The first loan of £20,000 is repayable over 10 years in equal instalments and commenced in December 2011. The second of £60,000 is repayable over 20 years in equal instalments and commenced in December 2014.

There is also a loan from Unity Trust Bank plc which is repayable by monthly instalments over 20 years at an interest rate of 3.5%, which started in September 2013.

Security has been given for amounts included in creditors of £62,438 (2020: £66,250).
The Unity Trust Bank plc has a charge over the property at 1 Bank Street, Redcar.

17. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2021	2020
	£	£
Within one year	19,438	24,166
Between one and five years	<u>28,650</u>	<u>49,696</u>
	<u>48,088</u>	<u>73,862</u>

Coatham House

Notes to the Financial Statements - continued
for the Year Ended 31 March 2021

18. MOVEMENT IN FUNDS

	At 1/4/20 £	Net movement in funds £	At 31/3/21 £
Unrestricted funds			
Unrestricted funds	335,455	65,789	401,244
Revaluation Reserve	<u>117,858</u>	<u>-</u>	<u>117,858</u>
	453,313	65,789	519,102
Restricted funds			
Lloyds TSB	-	23,900	23,900
Virgin Money	18,200	(18,200)	-
Ballinger	15,000	(12,500)	2,500
Community Foundation	<u>2,088</u>	<u>(770)</u>	<u>1,318</u>
	<u>35,288</u>	<u>(7,570)</u>	<u>27,718</u>
TOTAL FUNDS	<u><u>488,601</u></u>	<u><u>58,219</u></u>	<u><u>546,820</u></u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Unrestricted funds	246,855	(181,066)	65,789
Restricted funds			
Lloyds TSB	33,000	(9,100)	23,900
Virgin Money	20,000	(38,200)	(18,200)
Ballinger	-	(12,500)	(12,500)
Community Foundation	5,641	(6,411)	(770)
LandAid Charitable Trust	10,000	(10,000)	-
Homeless Link	10,000	(10,000)	-
Covid Response	8,850	(8,850)	-
Zedra Trust	2,000	(2,000)	-
Hilden Charitable Fund	<u>5,000</u>	<u>(5,000)</u>	<u>-</u>
	<u>94,491</u>	<u>(102,061)</u>	<u>(7,570)</u>
TOTAL FUNDS	<u><u>341,346</u></u>	<u><u>(283,127)</u></u>	<u><u>58,219</u></u>

Coatham House

Notes to the Financial Statements - continued
for the Year Ended 31 March 2021

18. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1/4/19 £	Net movement in funds £	At 31/3/20 £
Unrestricted funds			
Unrestricted funds	348,933	(13,478)	335,455
Revaluation Reserve	<u>117,858</u>	<u>-</u>	<u>117,858</u>
	466,791	(13,478)	453,313
Restricted funds			
Restricted funds	521	(521)	-
Lloyds TSB	639	(639)	-
Virgin Money	-	18,200	18,200
Ballinger	11,550	3,450	15,000
Sirius	12,868	(12,868)	-
Community Foundation	<u>2,833</u>	<u>(745)</u>	<u>2,088</u>
	<u>28,411</u>	<u>6,877</u>	<u>35,288</u>
TOTAL FUNDS	<u><u>495,202</u></u>	<u><u>(6,601)</u></u>	<u><u>488,601</u></u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Unrestricted funds	186,873	(200,351)	(13,478)
Restricted funds			
Restricted funds	-	(521)	(521)
Lloyds TSB	18,714	(19,353)	(639)
Virgin Money	36,850	(18,650)	18,200
Ballinger	20,000	(16,550)	3,450
Sirius	16,020	(28,888)	(12,868)
Community Foundation	<u>-</u>	<u>(745)</u>	<u>(745)</u>
	<u>91,584</u>	<u>(84,707)</u>	<u>6,877</u>
TOTAL FUNDS	<u><u>278,457</u></u>	<u><u>(285,058)</u></u>	<u><u>(6,601)</u></u>

The balance brought forward from funds received from Virgin Money and a grant from Lloyds TSB have been used to fund a full-time support worker. The balance on funds received from Lloyds TSB will be carried forward to support costs in 2021/22.

Ballinger - funds brought forward have been used to fund core costs. £2,500 will be carried forward to 2021/22 to meet costs in that year.

Community Foundation - the balance on this grant represents the net book value of kitchen equipment purchased for the Reloved cafe (ran by the subsidiary).

Other grants awarded during the year by the funders listed above have been received to support the charity during the COVID pandemic. These have been utilised in full towards hostel and homeless support staff and other core costs.

Coatham House

Notes to the Financial Statements - continued
for the Year Ended 31 March 2021

19. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2021 (and the year ended 31 March 2020).

20. STATUTORY INFORMATION

Coatham House is a company limited by guarantee and has no share capital.

The company is registered in England and Wales and its registered number and office address can be found within the 'Reference and Administrative Details' of the Report of the Trustees.