

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

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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

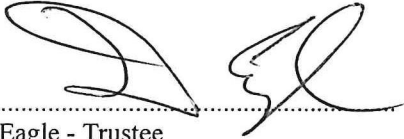
Unity Trust Bank Plc
Nine Brindley Place
Birmingham
B1 2HB

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 on 15-11-21 and signed on its behalf by:

A handwritten signature in black ink, appearing to be 'David 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	4				
Supporting the homeless		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	5				
Supporting the homeless		181,066	102,061	283,127	285,058
		<u>181,066</u>	<u>102,061</u>	<u>283,127</u>	<u>285,058</u>
NET INCOME/(EXPENDITURE)		65,789	(7,570)	58,219	(6,601)
RECONCILIATION OF FUNDS					
Total funds brought forward		453,313	35,288	488,601	495,202
		<u>453,313</u>	<u>35,288</u>	<u>488,601</u>	<u>495,202</u>
TOTAL FUNDS CARRIED FORWARD		<u>519,102</u>	<u>27,718</u>	<u>546,820</u>	<u>488,601</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	(22,352)	-	(22,352)	(19,725)
		<u>173,429</u>	<u>26,400</u>	<u>199,829</u>	<u>149,401</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	(87,638)	-	(87,638)	(96,200)
		<u>519,102</u>	<u>27,718</u>	<u>546,820</u>	<u>488,601</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

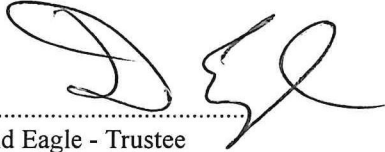
Coatham House

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:

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

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>488,601</u>	<u>58,219</u>	<u>546,820</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>341,346</u>	<u>(283,127)</u>	<u>58,219</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>495,202</u>	<u>(6,601)</u>	<u>488,601</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>278,457</u>	<u>(285,058)</u>	<u>(6,601)</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.