

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 on .....12-9-22..... 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 £
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and legacies	2	6,365	42,013	48,378	116,904
<b>Charitable activities</b>					
Supporting the homeless	4	265,780	-	265,780	221,080
Other trading activities	3	4,232	-	4,232	3,362
<b>Total</b>		<u>276,377</u>	<u>42,013</u>	<u>318,390</u>	<u>341,346</u>
<b>EXPENDITURE ON</b>					
<b>Charitable activities</b>	5				
Supporting the homeless		234,226	69,157	303,383	283,127
<b>NET INCOME/(EXPENDITURE)</b>		<u>42,151</u>	<u>(27,144)</u>	<u>15,007</u>	<u>58,219</u>
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>		519,102	27,718	546,820	488,601
<b>TOTAL FUNDS CARRIED FORWARD</b>		<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 £
<b>FIXED ASSETS</b>					
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
<b>CURRENT ASSETS</b>					
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
<b>CREDITORS</b>					
Amounts falling due within one year	14	(19,363)	-	(19,363)	(22,352)
		<hr/>	<hr/>	<hr/>	<hr/>
<b>NET CURRENT ASSETS</b>		211,188	-	211,188	199,829
		<hr/>	<hr/>	<hr/>	<hr/>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		643,529	574	644,103	634,458
<b>CREDITORS</b>					
Amounts falling due after more than one year	15	(82,276)	-	(82,276)	(87,638)
		<hr/>	<hr/>	<hr/>	<hr/>
<b>NET ASSETS</b>		561,253	574	561,827	546,820
		<hr/>	<hr/>	<hr/>	<hr/>
<b>FUNDS</b>	18				
Unrestricted funds				561,253	519,102
Restricted funds				574	27,718
				<hr/>	<hr/>
<b>TOTAL FUNDS</b>				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

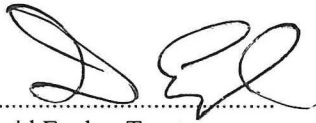
Coatham House

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:

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

David Eagle - Trustee



**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.

**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>4,232</u>	<u>3,362</u>

**4. INCOME FROM CHARITABLE ACTIVITIES**

	2022	2021
	£	£
Rents and housing benefits	248,776	208,580
Support services	17,004	12,500
	<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
	<u>1,714</u>	<u>1,716</u>

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

**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
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u>519,101</u>	<u>27,719</u>	<u>546,820</u>

**11. TANGIBLE FIXED ASSETS**

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

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 £
<b>MARKET VALUE</b>	
At 1 April 2021 and 31 March 2022	1
	<hr/>
<b>NET BOOK VALUE</b>	
At 31 March 2022	1
	<hr/>
At 31 March 2021	1
	<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/>

**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/>
	87,158	73,009
	<hr/>	<hr/>



**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 £
<b>Unrestricted funds</b>			
Unrestricted funds	519,102	42,151	561,253
<b>Restricted funds</b>			
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>
<b>TOTAL FUNDS</b>	<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 £
<b>Unrestricted funds</b>			
Unrestricted funds	276,377	(234,226)	42,151
<b>Restricted funds</b>			
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>
<b>TOTAL FUNDS</b>	<u>318,390</u>	<u>(303,383)</u>	<u>15,007</u>

**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 £
<b>Unrestricted funds</b>			
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>
<b>Restricted funds</b>			
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>
<b>TOTAL FUNDS</b>	<u>488,601</u>	<u>58,219</u>	<u>546,820</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
Unrestricted funds	246,855	(181,066)	65,789
<b>Restricted funds</b>			
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)
Landaidd Chariable 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>
<b>TOTAL FUNDS</b>	<u>341,346</u>	<u>(283,127)</u>	<u>58,219</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.