

**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**

	<b>Page</b>
<b>Report of the Trustees</b>	1 to 5
<b>Independent Examiner's Report</b>	6
<b>Statement of Financial Activities</b>	7
<b>Balance Sheet</b>	8 to 9
<b>Cash Flow Statement</b>	10
<b>Notes to the Cash Flow Statement</b>	11
<b>Notes to the Financial Statements</b>	12 to 22

**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 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 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 on .....15/12/25..... 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**

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

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

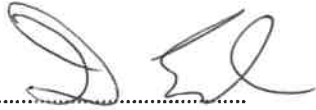
The notes form part of these financial statements

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 on .....15/12/25..... 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 £
<b>Cash flows from operating activities</b>			
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>
<b>Cash flows from investing activities</b>			
Purchase of tangible fixed assets		(194,607)	(15,000)
Net cash used in investing activities		<u>(194,607)</u>	<u>(15,000)</u>
<b>Cash flows from financing activities</b>			
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>
<b>Change in cash and cash equivalents in the reporting period</b>		<u>55,979</u>	<u>(9,800)</u>
<b>Cash and cash equivalents at the beginning of the reporting period</b>		<u>151,988</u>	<u>161,788</u>
<b>Cash and cash equivalents at the end of the reporting period</b>		<u><u>207,967</u></u>	<u><u>151,988</u></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**

	<b>31/3/25</b>	<b>31/3/24</b>
	<b>£</b>	<b>£</b>
<b>Net income/(expenditure) for the reporting period (as per the Statement of Financial Activities)</b>	138,720	(16,787)
<b>Adjustments for:</b>		
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)
<b>Net cash provided by operations</b>	<u>187,943</u>	<u>16,513</u>

**2. ANALYSIS OF CHANGES IN NET FUNDS**

	<b>At 1/4/24</b>	<b>Cash flow</b>	<b>At 31/3/25</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Net cash</b>			
Cash at bank and in hand	151,988	55,979	207,967
	<u>151,988</u>	<u>55,979</u>	<u>207,967</u>
<b>Debt</b>			
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>
<b>Total</b>	<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**

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

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	-
	<hr/>	<hr/>
	129,050	49,200
	<hr/>	<hr/>

**Coatham House**

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

**3. OTHER TRADING ACTIVITIES**

	<b>31/3/25</b>	<b>31/3/24</b>
	<b>£</b>	<b>£</b>
Miscellaneous income	8,954	14,932
	<u>8,954</u>	<u>14,932</u>

**4. INCOME FROM CHARITABLE ACTIVITIES**

		<b>31/3/25</b>	<b>31/3/24</b>
	<b>Activity</b>	<b>£</b>	<b>£</b>
Rents and housing benefits	Supporting the homeless	353,185	324,157
Support services	Supporting the homeless	39,200	31,200
		<u>392,385</u>	<u>355,357</u>

**5. CHARITABLE ACTIVITIES COSTS**

	2025	2025	2025	2024
	£	£	£	£
	Unrestricted	Restricted	Total	Total
Costs allocated directly to activities:				
Staff costs	163,852	18,750	182,602	158,416
Premises costs	71,936	2,750	74,686	109,015
Telephone, post stationery & advertising	1,402	-	1,402	2,439
Insurance	11,470	-	11,470	9,394
Travel & training	4,346	-	4,346	4,258
Sundry costs	2,825	-	2,825	2,098
Bad debts	(17,511)	-	(17,511)	39,979
Depreciation	350	-	350	2,425
Grants payable to subsidiary	-	-	-	37,607
Support costs (see note 6)	107,292	25,300	132,592	91,734
	<u>345,962</u>	<u>46,800</u>	<u>392,762</u>	<u>457,365</u>

**6. GRANTS PAYABLE**

	<b>31/3/25</b>	<b>31/3/24</b>
	<b>£</b>	<b>£</b>
Supporting the homeless	-	37,607
	<u>-</u>	<u>37,607</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 £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies	41,089	29,200	70,289
<b>Charitable activities</b>			
Supporting the homeless	355,357	-	355,357
Other trading activities	14,932	-	14,932
<b>Total</b>	<u>411,378</u>	<u>29,200</u>	<u>440,578</u>
<b>EXPENDITURE ON</b>			
<b>Charitable activities</b>			
Supporting the homeless	434,995	22,370	457,365
<b>NET INCOME/(EXPENDITURE)</b>	(23,617)	6,830	(16,787)
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward	572,019	4,819	576,838
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u><u>548,402</u></u>	<u><u>11,649</u></u>	<u><u>560,051</u></u>

**12. TANGIBLE FIXED ASSETS**

	Freehold property £	Short leasehold £	Improvements to property £
<b>COST</b>			
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>
<b>DEPRECIATION</b>			
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>
<b>NET BOOK VALUE</b>			
At 31 March 2025	<u><u>608,471</u></u>	<u><u>-</u></u>	<u><u>28,909</u></u>
At 31 March 2024	<u><u>444,999</u></u>	<u><u>-</u></u>	<u><u>13,596</u></u>

**Coatham House**

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

**12. TANGIBLE FIXED ASSETS - continued**

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

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**

	<b>Shares in group undertakings £</b>
<b>MARKET VALUE</b>	
At 1 April 2024 and 31 March 2025	1
	<hr/>
<b>NET BOOK VALUE</b>	
At 31 March 2025	1
	<hr/>
At 31 March 2024	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**

**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

<b>Class of share:</b>	<b>%</b>	
Ordinary	100	<b>holding</b>

	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>
	6,630	35,529
	<u>          </u>	<u>          </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>
	38,058	20,635
	<u>          </u>	<u>          </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>
	144,111	74,596
	<u>          </u>	<u>          </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:

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

**19. MOVEMENT IN FUNDS**

	<b>At 1/4/24</b>	<b>Net movement in funds</b>	<b>At 31/3/25</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Unrestricted funds</b>			
Unrestricted funds	548,402	71,470	619,872
Ballinger Charitable Trust	-	5,000	5,000
	<hr/>	<hr/>	<hr/>
	548,402	76,470	624,872
<b>Restricted funds</b>			
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
	<hr/>	<hr/>	<hr/>
	11,649	62,250	73,899
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	560,051	138,720	698,771
	<hr/>	<hr/>	<hr/>

**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:

	<b>Incoming resources £</b>	<b>Resources expended £</b>	<b>Movement in funds £</b>
<b>Unrestricted funds</b>			
Unrestricted funds	402,432	(330,962)	71,470
Ballinger Charitable Trust	20,000	(15,000)	5,000
	<hr/> 422,432	<hr/> (345,962)	<hr/> 76,470
<b>Restricted funds</b>			
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
	<hr/> 109,050	<hr/> (46,800)	<hr/> 62,250
<b>TOTAL FUNDS</b>	<hr/> <hr/> 531,482	<hr/> <hr/> (392,762)	<hr/> <hr/> 138,720

**Comparatives for movement in funds**

	<b>At 1/4/23 £</b>	<b>Net movement in funds £</b>	<b>At 31/3/24 £</b>
<b>Unrestricted funds</b>			
Unrestricted funds	572,019	(23,617)	548,402
<b>Restricted funds</b>			
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
	<hr/> 4,819	<hr/> 6,830	<hr/> 11,649
<b>TOTAL FUNDS</b>	<hr/> <hr/> 576,838	<hr/> <hr/> (16,787)	<hr/> <hr/> 560,051

**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:

	<b>Incoming resources £</b>	<b>Resources expended £</b>	<b>Movement in funds £</b>
<b>Unrestricted funds</b>			
Unrestricted funds	391,378	(414,995)	(23,617)
Ballinger Charitable Trust	20,000	(20,000)	-
	<hr/> 411,378	<hr/> (434,995)	<hr/> (23,617)
<b>Restricted funds</b>			
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/> 29,200	<hr/> (22,370)	<hr/> 6,830
<b>TOTAL FUNDS</b>	<hr/> <hr/> 440,578	<hr/> <hr/> (457,365)	<hr/> <hr/> (16,787)

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.