700 CLUB

England & Wales · Charity number 1056192

Details

Other names	HOPE HOUSE, ST GEORGE'S HALL, THE EMMA PROJECT
Status	Registered
Legal form	Charitable company
Company number	03191544
Registered	1996-06-17
Register	View on the Charity Commission register

Contact

Address	700 Club Head Office Roadway House Beaumont Street West Darlington Co. Durh
Phone	01325366397
Email	700club@700club.org.uk
Website	www.700club.org.uk

Activities

Objects: THE RELIEF OF THOSE PERSONS IN THE NORTH-EAST OF ENGLAND (BEING THE AREA TO THE EAST OF THE PENNINES STRETCHING FROM AND INCLUDING THE COUNTY OF NORTH YORKSHIRE IN THE SOUTH TO THE BORDER WITH SCOTLAND IN THE NORTH) WHO ARE IN CONDITIONS OF NEED, HARDSHIP OR DISTRESS, IN PARTICULAR BY THE PROVISION OF TEMPORARY ACCOMMODATION AND SOCIAL HOUSING.

Activities: The 700 Club is a frontline homelessness and housing charity seeking to move people from dependence to independence. It offers supported Hostel Accommodation for individuals and couples in three hostels, housing related Floating Support for those (over 16) with substance misuse issues, assists people into private sector housing and is a Registered Provider of social housing.

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Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Accommodation/housing
- **Who:** Other Defined Groups

Geography

- **Area of benefit:** NORTH-EAST OF ENGLAND
- Darlington

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£3,427,117	£2,865,491	£2,899,813	38
2024-03-31	£2,873,914	£2,538,130	£2,338,187	37
2023-03-31	£2,249,126	£2,062,787	£2,002,403	38
2022-03-31	£1,428,515	£1,590,009	£1,816,064	37
2021-03-31	£1,857,188	£1,376,889	£1,977,558	39

Trustees

Name	Role	Appointed
Christopher David Hunter	Chair	2018-09-20
David Allaway		2014-11-27
Karen Chittenden		2024-10-03
Sally Ann Hamilton		2014-09-24
Sean Darbyson		2024-10-03

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700 CLUB

England & Wales - Charity number 1056192

Accounts

REGISTERED COMPANY NUMBER: 03191544 (England and Wales)
REGISTERED CHARITY NUMBER: 1056192

REPORT OF THE TRUSTEES AND

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2025

FOR

700 CLUB

CPT
Chartered Certified Accountants
Statutory Auditors
Evolve Business Centre
Cygnet Way
Houghton Le Spring
Tyne and Wear
DH4 5QY

700 CLUB

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for the Year Ended 31st March 2025

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700 CLUB

REPORT OF THE TRUSTEES
for the Year Ended 31st 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 31st 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 objectives of the Charity are the relief of those persons in Darlington and the surrounding area who are in conditions of need, hardship or distress, including but not limited to the provision of temporary accommodation and social housing. The change in objects into more succinct form was agreed by the Charity Commission in Feb 25.

The overall strategy of the Charity is shaped by its charitable objects and exemplified in the Annual Review.

The primary measure of success within the work of the charity is that individuals make progress towards living independently, without support, in accommodation of their choice. Overcoming the barriers to this includes addressing issues like addiction, anti-social behaviour, and skills deficit. Projects are all presented in the Annual Review.

The Trustees' short-term objective is to maintain and sustain current business by ensuring that funding is in place and that new funding streams are identified. Longer term objectives are set out in the 5-year business plan. Following the success of the Church View Apartments Project, the Trustees are progressing a plan to provide family accommodation that is suitable for those currently in temporary accommodation. They are also exploring expanding the emergency housing provision.

STRATEGIC REPORT

Achievement and performance

Charitable activities

Please see Annual Review.

Funding is in place to secure all projects in the designated timescale.

No material expenditure was incurred in the work of fundraising. Charitable income is gained using the charity's existing resources.

The charity has responsibility for approximately 150 people each day.

Improved housing status translates into improvements in other areas. For example, lower levels of drug/alcohol consumption, greater uptake of treatment services, lower levels of drug related crime, higher levels of public safety, less long-term use of medical services. The organisation has developed specialist skills in working with those experiencing addiction. It is also building a general needs housing provider - hence the change in the Objects Clause referred to above.

All projects have different performance indicators that align with the interests of the funder.

Investment performance

The charity does not hold any investments.

STRATEGIC REPORT

Achievement and performance

Internal and external factors

Change of political administration is a risk factor - as change risks adjusting funding priorities. The charity is strongly supported by the current Labour administration and by the Local Authority. Its work is aligned and shaped by the priorities laid out in the local Housing Strategy, and has also actively contributed to the national strategy. Its work aligns to the 2021-26 'Community Safety Plan'.

The acquisition of funding, and budgets everywhere, are being squeezed by the ongoing cost-of-living rises. The organisation has managed to negotiate though this, lifting contract levels and, as a result, lifting staff salaries. This has helped to retain staff and maintain all services.

The country is currently experiencing a housing crisis. The number of homeless people has risen significantly, there are high numbers in temporary accommodation, and the private rental sector is shrinking because of increased government legislation and the failure of the buy to let market. Finding accommodation for service users to move to is extremely hard.

Financial review

Financial position

The charity had a overall surplus of £561,626 for the year ended 31 March 2025 (2024 - £335,784). This consisted of a deficit on unrestricted funds of £241,644 (2024 - surplus £200,584) and a surplus of £803,270 (2024 - £135,200) on restricted funds.

The total funds available to the charity at the year ended 31 March 2025 was £2,899,813 (2024 - £2,338,187) consisting of £524,493 (2024 - £766,137) of unrestricted funds and £2,375,320 (2024 - £1,572,050) of restricted funds.

The charity is financially strong and is operating with a surplus. The development of Church View Apartments and the revenue it provides give the charity a strong foundation.

Principal funding sources

The financial position of the charity has remained stable. Where funding streams have come to an end, new money has been found. Local Authority funding is acquired through public tender. Risk of loss of contract income is minimised by high emphasis on quality of delivery.

The Board of Trustees review the company risk register on a regular basis.

Investment policy and objectives

The Charity does not have a policy for the selection of investments or for the selection of those who might receive monetary grants out of the assets of the charity.

Reserves policy

The 700 Club has a reserves policy. The Board consider that it is prudent to set aside, in reserves, an amount equivalent to three months operating costs calculated and reviewed annually. Only some of the company's reserves are liquid.

Funds in deficit

The Charity does not have any funds materially in deficit.

STRATEGIC REPORT

Future plans

The Trustees intend to maintain and build upon the current project portfolio. In the current financial year, the charity has progressed the development of 12 units of family accommodation in partnership with Homes England as a way of responding to the needs of those in temporary accommodation. It is also negotiating the potential acquisition of twelve apartments in a single block to use as emergency accommodation.

The charity is moving towards a situation where it is sustainable in the long term. Local Authority contracts have been assigned for the next five years.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

The 700 Club is a company limited by guarantee, incorporated on 26 April 1996 and registered as a charity on 17 June 1996. The charitable company was established under a Memorandum of Association which established the objects of the charitable company and is governed under its Articles of Association. The Memorandum and Articles of Association were both amended by Special Resolutions dated 8 January 1998, 10 September 1998, 22 November 2005, 19 February 2015, 14 June 2019 and 2 December 2024.

The Memorandum of Association contains various powers (such as powers to acquire property, to borrow money, to employ staff and to provide advice and support) exercisable in pursuit of the Objects.

From 5 March 2015 the Charity registered as an RSL with the Homes and Communities Agency (4811), now regulated by the Regulator of Social Housing.

Recruitment and appointment of new trustees

The 700 Club always welcomes approaches from people interested in joining the Board. The Board members themselves take a proactive approach to recruitment, speaking with people they feel would have something to contribute to the Charity at the Board level.

Prospective Board members receive a welcome pack including a full explanation as to how the 700 Club operates and what would be expected of them as a member of the Board. The explanation includes their responsibilities under both the Companies Acts and the Charities Acts.

Prospective Board members start with the 700 Club as formal attendees/co-opted members until the Annual General Meeting takes place and they either become Directors/Trustees or they remain formal attendees/co-opted members because that fits in with their other role(s) and the demands on their time.

Organisational structure

This is covered elsewhere in the Annual Review.

Decision making

The Board/Trustees are advisory and offer scrutiny over the operational aspects of the charity. Senior Management Meetings are the primary decision making context (minutes are stored) for operational matters.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Induction and training of new trustees

As part of their induction, the Board members receive a welcome pack that contains relevant Charities Act and Companies Act details, explanation of the Trustee role and responsibilities and relevant job description, details about the Board structure, code of practice, conflict of interest policy and procedures, 700 Club Board level governance principles, Memorandum and Articles of Association, long term strategy, current business plan, details about various projects within the 700 Club and any relevant forms. They are also invited to look round 700 Club projects and meet the staff and volunteers from various work streams. They are invited to other internal and external meetings to improve the knowledge, skills and understandings relevant to the voluntary work they do for the Charity.

Key management remuneration

The Board set the salary increments on annual basis. Salary levels are set using comparative data from similar organisations. The CEO and Head of Strategy and Development's salary is assessed relative to parallel roles elsewhere.

Wider network

The charity has no formal relationship with any other body except through the provision of revenue (contracts, grants, etc). Strong operational partnerships are in place, however, with the Police, Local Authority, and CAB. The charity forms partnerships to assist service users reach their goals. The charity has been instrumental in both the development of Darlington Connect and in administering the Government Household Support Funding. It hold funds for both.

Risk management

The 700 Club has developed, established, and implemented a range of relevant policies, controls, and procedures to identify, mitigate and monitor the risks to which the charitable organisation may be exposed. In every area of its charitable business, namely people (clients, staff, volunteers, and visitors), finance, health and safety, quality, environment, property, and reputation, it tries to minimise risks and optimise positive outcomes.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

03191544 (England and Wales)

Registered Charity number

1056192

Registered office

Roadway House
Beaumont Street West
Darlington
County Durham
DL1 5SX

Trustees

Dr S Waterworth Trustee (resigned 28/2/2025)
L Vasey Chairperson (resigned 3/10/2024)
S Hamilton Trustee
D Allaway Trustee
C D Hunter Chairperson
S Darbyson Treasurer (appointed 3/10/2024)
K Chittenden Trustee (appointed 28/2/2025)

Company Secretary

S Hamilton

REFERENCE AND ADMINISTRATIVE DETAILS

Auditors
CPT
Chartered Certified Accountants
Statutory Auditors
Evolve Business Centre
Cygnet Way
Houghton Le Spring
Tyne and Wear
DH4 5QY

Solicitors
Latimer Hinks
5-8 Priestgate
Darlington
Co. Durham
DL1 1NL

Bankers
Barclays Bank plc
31 High Row
Darlington
County Durham
DL3 7QS

Regulator of Social Housing number
4811

The key personnel are Yvonne Beattie (CEO) and John Elliston (Head of Strategy and Development). They are the conduit between the Board and the workforce in both directions.

PUBLIC BENEFIT

The charity's aims and achievements are set out within this report. The activities set out in this report have been undertaken to further the charity's charitable purposes for the public benefit. The Trustees have complied with the duty under Section 17 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charities Commission and the trustees have paid due regard to this guidance in deciding what activities the charity should undertake.

MEMBERS

Membership of the 700 Club is open to all adults who live or have a place of work within 20 miles of Darlington Market Place and who are accepted by the Directors as members.

Members have the right to vote at General Meetings, the voting rights including the appointment of the Directors of the charity. Members receive regular updates on the work of the charity and have opportunities to look round the projects and find out more about the work of the 700 Club.

700 CLUB

REPORT OF THE TRUSTEES
for the Year Ended 31st March 2025

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The Trustees (who are also the Directors of 700 Club for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law and social housing legislation requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the Trustees are required to

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed and the Statement of Recommended Practice Accounting by registered social housing providers 2018, subject to any material departures disclosed and explained in the finance statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees are responsible for ensuring that the Report of the Trustees is prepared in accordance with the Statement of Recommended Practice: Accounting by registered social housing providers 2018.

In so far as the Trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS

The auditors, CPT, will be proposed for re-appointment at the forthcoming Annual General Meeting.

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on 25/9/2025 and signed on the board's behalf by:

.....

C D Hunter - Chairperson

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF 700 CLUB

Opinion
We have audited the financial statements of 700 Club (the 'charitable company') for the year ended 31st March 2025 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:
- give a true and fair view of the state of the charitable company's affairs as at 31 March 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022.

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

Conclusions relating to going concern
In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information
The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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

Opinions on other matters prescribed by the Companies Act 2006
In our opinion, based on the work undertaken in the course of the audit:
- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF 700 CLUB

Matters on which we are required to report by exception
In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:
- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

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

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

Our responsibilities for the audit of the financial statements
Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Assessing and responding to risks of material misstatement due to non-compliance with laws and regulations:
We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience, and through discussion with key management in their identification and policies and procedures regarding compliance with laws and regulations.

The identified laws and regulations were shared with the audit team and the team remained alert to indications of non-compliance throughout the audit.

The charitable company is subject to laws and regulations that directly affect the financial statements including financial reporting legislation. We determined that the following laws and regulations were most significant; Employment Rights , Health and Safety at Work, Safeguarding and Pensions legislation. Whilst the charitable company is subject to other laws and regulations, we did not identify any others where the consequences of non-compliance could have a material effect on amounts or disclosures in the financial statements, including going concern.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF 700 CLUB

We undertook a thorough review of the board minutes with a view to identifying any instances of non-compliance.
Assessing and responding to risks of material misstatement due to fraud:

We assessed the susceptibility of the charitable company's financial statements to material misstatement, including how fraud might occur. We considered the opportunities and incentives that may exist within the organisation for fraud, we also considered the impact of any business targets, the personal financial circumstances of management and staff to create a driver for fraud. .We identified the greatest potential for fraud in the following areas; posting of fraudulent journal entries, authorisation, processing, payment of fraudulent expenses and revenue recognition.

Audit procedures performed by the engagement team included:

- Enquiring of key management as to the procedures and policies to prevent and detect fraud.
- Reading board minutes.
- Using analytical procedures to identify any unusual or unexpected relationships.
- Identifying and testing journal entries, in particular any journal entries posted with unusual account combinations.
- Testing income, in particular cut off testing, to establish if income has been recorded in the correct period.

The identified fraud risks were shared with the audit team and the team remained alert to indications of fraud throughout the audit.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

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

Brian Thompson (Senior Statutory Auditor)
for and on behalf of CPT
Chartered Certified Accountants
Statutory Auditors
Evolve Business Centre
Cygnet Way
Houghton Le Spring
Tyne and Wear
DH4 5QY

Date: 25/9/25

700 CLUB

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
for the Year Ended 31st March 2025

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	13,090	9,077	22,167	19,567
Charitable activities	4				
Hope House		481,748	-	481,748	461,864
St Georges Hall		378,292	-	378,292	362,683
Floating Support Projects		115,255	5,500	120,755	98,270
The Lodge		335,373	-	335,373	333,128
Street Outreach Project		35,000	18,000	53,000	55,924
CMF		-	-	-	6,000
Church View Apartments		599,104	80,869	679,973	685,116
Housing First		10,000	-	10,000	10,000
First Steps Housing Project		72,000	-	72,000	36,795
Move on Flats		45,590	-	45,590	45,160
New Project Development		-	65,000	65,000	216,047
Wider Community Support		-	658,470	658,470	536,615
Family Tempoary Homes		-	11,802	11,802	-
Forever Homes		-	471,315	471,315	-
Christmas Meal		-	12,500	12,500	-
Investment income	3	3,764	5,364	9,128	6,696
Other income		4	-	4	49
Total		2,089,220	1,337,897	3,427,117	2,873,914
EXPENDITURE ON					
Raising funds	5	1,117	-	1,117	1,323
Charitable activities	6				
Hope House		511,136	-	511,136	425,509
St Georges Hall		389,085	-	389,085	339,830
General		3,188	-	3,188	39,408
Floating Support Projects		74,018	11,131	85,149	103,265
The Lodge		315,521	-	315,521	318,851
Street Outreach Project		33,807	18,383	52,190	55,402
CMF		-	1,147	1,147	6,603
Covid-19 Measures		137	2,688	2,825	8,494
Church View Apartments		502,850	174,757	677,607	651,401
Housing First		9,966	-	9,966	11,656
Out of Town Support		-	-	-	43
First Steps Housing Project		35,376	-	35,376	33,389
Move on Flats		24,373	-	24,373	24,636
New Project Development		-	30,030	30,030	17,032
Wider Community Support		-	677,375	677,375	498,740
Sports Fund		-	1,450	1,450	2,548
Family Tempoary Homes		-	11,983	11,983	-
Forever Homes		(20)	34,246	34,226	-

The notes form part of these financial statements

700 CLUB

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
for the Year Ended 31st March 2025

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
Christmas Meal		-	547	547	-
Quincey House		1,200	-	1,200	-
Total		1,901,754	963,737	2,865,491	2,538,130
NET INCOME		187,466	374,160	561,626	335,784
Transfers between funds	20	(429,110)	429,110	-	-
Net movement in funds		(241,644)	803,270	561,626	335,784
RECONCILIATION OF FUNDS					
Total funds brought forward		766,137	1,572,050	2,338,187	2,002,403
TOTAL FUNDS CARRIED FORWARD		524,493	2,375,320	2,899,813	2,338,187

The notes form part of these financial statements

700 CLUB (REGISTERED NUMBER: 03191544)

BALANCE SHEET
31st March 2025

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
FIXED ASSETS					
Tangible assets	13	591,680	2,399,774	2,991,454	2,163,902
CURRENT ASSETS					
Debtors	14	56,763	49,715	106,478	33,012
Cash at bank and in hand		477,933	90,461	568,394	800,269
		534,696	140,176	674,872	833,281
CREDITORS					
Amounts falling due within one year	15	(95,663)	(15,261)	(110,924)	(139,264)
NET CURRENT ASSETS		439,033	124,915	563,948	694,017
TOTAL ASSETS LESS CURRENT LIABILITIES		1,030,713	2,524,689	3,555,402	2,857,919
CREDITORS					
Amounts falling due after more than one year	16	(506,217)	(149,372)	(655,589)	(519,732)
NET ASSETS		524,496	2,375,317	2,899,813	2,338,187
FUNDS	20				
Unrestricted funds				524,496	766,137
Restricted funds				2,375,317	1,572,050
TOTAL FUNDS				2,899,813	2,338,187

The financial statements were approved by the Board of Trustees and authorised for issue on 25/9/25 and were signed on its behalf by:

C D Hunter - Chairperson

S Darbyson - Trustee

The notes form part of these financial statements

700 CLUB

CASH FLOW STATEMENT
for the Year Ended 31st March 2025

	Notes	2025 £	2024 £
Cash flows from operating activities			
Cash generated from operations	1	690,588	521,415
Interest paid		(45,097)	(42,287)
Net cash provided by operating activities		645,491	479,128
Cash flows from investing activities			
Purchase of tangible fixed assets		(993,464)	(283,955)
Interest received		9,128	6,696
Net cash used in investing activities		(984,336)	(277,259)
Cash flows from financing activities			
New loans in year		149,800	-
Loan repayments in year		(10,308)	(10,749)
Net cash provided by/(used in) financing activities		139,492	(10,749)
Change in cash and cash equivalents in the reporting period		(199,353)	191,120
Cash and cash equivalents at the beginning of the reporting period	2	763,814	572,694
Cash and cash equivalents at the end of the reporting period	2	564,461	763,814

The notes form part of these financial statements

700 CLUB

NOTES TO THE CASH FLOW STATEMENT
for the Year Ended 31st March 2025

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2025 £	2024 £
Net income for the reporting period (as per the Statement of Financial Activities)	561,626	335,784
Adjustments for:		
Depreciation charges	165,916	159,235
Interest received	(9,128)	(6,696)
Interest paid	45,097	42,287
(Increase)/decrease in debtors	(73,466)	47,676
Increase/(decrease) in creditors	543	(56,871)
Net cash provided by operations	690,588	521,415

2. ANALYSIS OF CASH AND CASH EQUIVALENTS

	2025 £	2024 £
Cash in hand	1,042	608
Notice deposits (less than 3 months)	567,352	799,661
Overdrafts included in bank loans and overdrafts falling due within one year	(3,933)	(36,455)
Total cash and cash equivalents	564,461	763,814

3. ANALYSIS OF CHANGES IN NET FUNDS/(DEBT)

	At 1.4.24 £	Cash flow £	At 31.3.25 £
Net cash			
Cash at bank and in hand	800,269	(231,875)	568,394
Bank overdrafts	(36,455)	32,522	(3,933)
	763,814	(199,353)	564,461
Debt			
Debts falling due within 1 year	(10,653)	(3,639)	(14,292)
Debts falling due after 1 year	(519,732)	(135,857)	(655,589)
	(530,385)	(139,496)	(669,881)
Total	233,429	(338,849)	(105,420)

The notes form part of these financial statements

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 Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', the Statement of Recommended Practice Accounting for Registered Social Housing Providers 2018 (Housing SORP), the Accounting Direction for Private Registered Providers of Social Housing 2022, the Companies Act 2006 and 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)' . The financial statements have been prepared under the historical cost convention.

The charitable company is private limited by guarantee, incorporated in England. Registration numbers and registered office are listed in the Report of the Trustees, reference and administrative details.

The 700 Club is both a registered charity and a registered social housing landlord and sees both of these areas represented significantly in its activities. In particular, it receives a large amount of charitable income.

The charity have departed from the Housing SORP by opting to produce a Statement of Financial Activities under the Charities SORP because it judged this treatment more appropriate in presenting detailed information to the members. To comply with the Housing SORP, in addition to inclusions of a Statement of Financial Activities, a separate Statement of Comprehensive Income and Statement of Changes in Funds have been presented in notes 25 and 26.

Income
Income is generally recognised in the Statement of Financial Activities once the Charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably. Exceptions are as follows:-

Grants
Grants relating to revenue are recognised as income on a systematic basis over the period in which the costs associated with the grant are recognised.

Grants that are receivable for expenses already incurred are recognised in the period receivable.

Grants for fixed assets are recognised as income on a systematic basis over the expected useful life of the asset.

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

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	- 5% on cost
Improvements to property	- 15% on cost and 5% on cost
Fixtures and fittings	- 25% on cost
Computer equipment	- 25% on cost

continued...

1. ACCOUNTING POLICIES - continued

Tangible fixed assets
Tangible fixed assets costing more than £3000 are capitalised and included at cost less attributable depreciation. All repairs and renewal costs relating to the hostels have been charged to the Statement of Financial Activities.

Included within tangible fixed assets are items purchased using restricted funds. These items are released into the Statement of Financial Activities over the useful life of the asset.

Housing association properties are included in freehold and improvements to property, as the properties have not yet had all individual components replaced, the properties are treated as a whole and rates for depreciating different components will be established once replacements commence. Rates established to date:

Boilers	- 15% on cost

Taxation
The charity is exempt from corporation tax on its charitable activities.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension costs and other post-retirement benefits
The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Financial instruments
The charity only holds basic financial instruments as are defined in FRS 102.

2. DONATIONS AND LEGACIES

	2025	2024
	£	£
Donations	22,167	19,567

3. INVESTMENT INCOME

	2025	2024
	£	£
Deposit account interest	9,128	6,696

continued...

4. INCOME FROM CHARITABLE ACTIVITIES

	Hope House £	St Georges Hall £	Floating Support Projects £	The Lodge £
Grants receivable	120,593	98,666	120,755	82,000
Housing benefit	317,514	251,912	-	-
Residents room charges	21,672	14,289	-	253,373
Property contract	21,969	13,425	-	-
	481,748	378,292	120,755	335,373

	Street Outreach Project £	Church View Apartments £	Housing First £	First Steps Housing Project £
Grants receivable	53,000	80,869	10,000	72,000
Housing benefit	-	563,799	-	-
Residents room charges	-	35,305	-	-
Property contract	-	-	-	-
	53,000	679,973	10,000	72,000

	Move on Flats £	New Project Development £	Wider Community Support £	Family Tempoary Homes £
Grants receivable	18,061	65,000	658,470	-
Housing benefit	25,641	-	-	10,912
Residents room charges	1,888	-	-	890
Property contract	-	-	-	-
	45,590	65,000	658,470	11,802

	Forever Homes £	Christmas Meal £	2025 Total activities £	2024 Total activities £
Grants receivable	471,315	12,500	1,863,229	1,391,783
Housing benefit	-	-	1,169,778	1,118,480
Residents room charges	-	-	327,417	304,199
Property contract	-	-	35,394	33,140
	471,315	12,500	3,395,818	2,847,602

Grants have been received from various sources, both government and other organisations:

	2025 £	2024 £
Darlington Borough Council - Projects	244,059	268,935

continued...

4. INCOME FROM CHARITABLE ACTIVITIES - continued

Darlington Borough Council - Supporting People	709,875	243,009
Department for Levelling Up	110,000	87,413
Durham Constabulary	-	9,000
Vonne Organisation	10,766	12,817
NHS	124,859	-
North East Probation Service Sherburn	-	6,000
Charity Bank	61,950	-
National Lottery	98,919	162,837
Night Shelter Transformation Fund	-	140,000
HM Government	-	370,000
Mercers Trust	-	21,600
Ballinger Trust	20,000	20,000
"Cash For Kids" radio campaign	-	5,500
Garfield Weston Trust	25,000	25,000
Homes England	409,365	-
County Durham Community Funding	11,500	-
The Sobell Foundation	10,000	-
The Albert Hunt Trust	10,000	-
The Normanby Charitable Trust	3,000	-
The Souter Charitable Trust	1,500	-
The Evan Cornish Fund	4,997	-
Hedley Denton Charitable Trust	500	-
Other funding	6,939	19,672
Total grants received in the period	1,863,229	1,391,783

Revenue grants received in the period of Nil have been deferred as related expenditure is budgeted for after 31 March 2025 (2024 - £Nil).

Capital grants brought forward and received in the period have been deferred and will be recognised in line with the useful life of the asset, the balance of capital grants deferred as at 31 March 2025 was £8,888 (2024 - £10,838).

Void losses for the year to 31 March 2025 were £18,702 (2024 - £13,440).

continued...

5. RAISING FUNDS

Raising donations and legacies

	2025	2024
	£	£
Events	1,117	1,323

6. CHARITABLE ACTIVITIES COSTS

	Direct Costs	Grant funding of activities (see note 7)	Support costs (see note 8)	Totals
	£	£	£	£
Hope House	422,284	-	88,852	511,136
St Georges Hall	337,771	-	51,314	389,085
General	15,238	139	(12,189)	3,188
Floating Support Projects	66,709	-	18,440	85,149
The Lodge	259,666	-	55,855	315,521
Street Outreach Project	47,305	-	4,885	52,190
CMF	-	1,147	-	1,147
Covid-19 Measures	2,825	-	-	2,825
Church View Apartments	573,337	2,689	101,581	677,607
Housing First	4,181	-	5,785	9,966
First Steps Housing Project	26,444	-	8,932	35,376
Move on Flats	24,373	-	-	24,373
New Project Development	29,248	-	782	30,030
Wider Community Support	143,564	523,528	10,283	677,375
Sports Fund	-	1,450	-	1,450
Family Tempoary Homes	11,817	-	166	11,983
Forever Homes	19,627	1,950	12,649	34,226
Christmas Meal	328	-	219	547
QUINCY	-	-	1,200	1,200
	1,984,717	530,903	348,754	2,864,374

7. GRANTS PAYABLE

	2025	2024
	£	£
Hope House	-	2,180
General	139	25,000
Floating Support Projects	-	12,817
Street Outreach Project	-	2,924
CMF	1,147	6,603
Church View Apartments	2,689	950
Wider Community Support	523,528	371,396
Sports Fund	1,450	2,548
Forever Homes	1,950	-
	530,903	424,418

continued...

7. GRANTS PAYABLE - continued

The total grants paid to institutions during the year was as follows:

	2025	2024
	£	£
Support Grants		
	74,339	66,767

8. SUPPORT COSTS

	Management	Finance	Information technology
	£	£	£
Hope House	41,398	14,889	8,048
St Georges Hall	26,356	6,411	5,269
General	(4,918)	-	(618)
Floating Support Projects	7,913	1,798	1,649
The Lodge	26,279	8,875	4,126
Street Outreach Project	1,781	34	1,199
Church View Apartments	54,367	12,858	8,556
Housing First	2,209	1,753	-
First Steps Housing Project	3,724	1,776	816
New Project Development	-	-	-
Wider Community Support	4,416	-	2,315
Family Tempoary Homes	166	-	-
Forever Homes	280	-	-
Christmas Meal	219	-	-
QUINCY	-	-	-
	164,190	48,394	31,360

	Human resources	Governance costs	Totals
	£	£	£
Hope House	19,533	4,984	88,852
St Georges Hall	10,286	2,992	51,314
General	533	(7,186)	(12,189)
Floating Support Projects	6,290	790	18,440
The Lodge	13,147	3,428	55,855
Street Outreach Project	1,277	594	4,885
Church View Apartments	19,529	6,271	101,581
Housing First	1,823	-	5,785
First Steps Housing Project	2,220	396	8,932
New Project Development	210	572	782
Wider Community Support	2,228	1,324	10,283
Family Tempoary Homes	-	-	166
Forever Homes	-	12,369	12,649
Christmas Meal	-	-	219
QUINCY	-	1,200	1,200
	77,076	27,734	348,754

continued...

9. NET INCOME/(EXPENDITURE)

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

	2025	2024
	£	£
Auditors' remuneration	4,228	4,112
Auditors' remuneration for non audit work	4,228	4,112
Depreciation - owned assets	165,912	159,235

10. TRUSTEES' REMUNERATION AND BENEFITS

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

Any connections or perceived conflicts of interest that a trustee or a senior manager may have, must be registered and disclosed to the board of trustees. In the current year no related party transactions were reported.

Trustees' expenses

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

11. STAFF COSTS

	2025	2024
	£	£
Wages and salaries	1,116,549	1,053,435
Social security costs	96,565	89,698
Other pension costs	16,740	14,805
	1,229,854	1,157,938

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

	2025	2024
Support workers	16	18
Housing management	12	9
Administration	3	3
Management	3	3
Cleaners	3	3
Maintenance	1	1
	38	37

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

The total remuneration for key management personnel amounted to £97,507 (2024: £95,609).

continued...

12. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	19,415	152	19,567
Charitable activities			
Hope House	461,864	-	461,864
St Georges Hall	362,683	-	362,683
Floating Support Projects	74,911	23,359	98,270
The Lodge	333,128	-	333,128
Street Outreach Project	37,924	18,000	55,924
CMF	-	6,000	6,000
Church View Apartments	581,204	103,912	685,116
Housing First	10,000	-	10,000
First Steps Housing Project	36,795	-	36,795
Move on Flats	45,160	-	45,160
New Project Development	-	216,047	216,047
Wider Community Support	-	536,615	536,615
Investment income	6,696	-	6,696
Other income	49	-	49
Total	1,969,829	904,085	2,873,914
EXPENDITURE ON			
Raising funds	1,323	-	1,323
Charitable activities			
Hope House	425,509	-	425,509
St Georges Hall	339,830	-	339,830
General	39,408	-	39,408
Floating Support Projects	79,306	23,959	103,265
The Lodge	318,851	-	318,851
Street Outreach Project	37,778	17,624	55,402
CMF	-	6,603	6,603
Covid-19 Measures	1,815	6,679	8,494
Church View Apartments	437,602	213,799	651,401
Housing First	11,656	-	11,656
Out of Town Support	43	-	43
First Steps Housing Project	33,389	-	33,389
Move on Flats	24,636	-	24,636
New Project Development	-	17,032	17,032
Wider Community Support	20,720	478,020	498,740
Sports Fund	-	2,548	2,548
Total	1,771,866	766,264	2,538,130
NET INCOME	197,963	137,821	335,784
Transfers between funds	2,621	(2,621)	-

continued...

12. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds	Restricted funds	Total funds
	£	£	£
Net movement in funds	200,584	135,200	335,784
RECONCILIATION OF FUNDS			
Total funds brought forward	565,553	1,436,850	2,002,403
TOTAL FUNDS CARRIED FORWARD	766,137	1,572,050	2,338,187

13. TANGIBLE FIXED ASSETS

The net book value of housing association properties in Freehold and Improvements as at 31 March 2024 was £2,975,557 (2024 - £2,140,208).

14. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Other debtors	80,232	17,835
Prepayments	26,246	15,177
	106,478	33,012

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Bank loans and overdrafts (see note 17)	18,225	47,108
National insurance and other taxes	22,938	22,001
Other creditors	29,023	26,467
Accruals and deferred income	40,738	43,688
	110,924	139,264

Other creditors relate to the provision of invoices due at the year end but not yet received.

continued...

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

	2025	2024
	£	£
Bank loans (see note 17)	655,589	519,732

17. LOANS

An analysis of the maturity of loans is given below:

	2025	2024
	£	£
Amounts falling due within one year on demand:		
Bank overdrafts	3,933	36,455
Bank loans	14,292	10,653
	18,225	47,108
Amounts falling between one and two years:		
Bank loans - 1-2 years	17,378	11,565
Amounts falling due between two and five years:		
Bank loans - 2-5 years	60,204	40,871
Amounts falling due in more than five years:		
Repayable by instalments:		
Bank loans more than 5 years	578,007	467,296

The loan is currently set on a variable rate; Bank of England base rate plus 3%.

18. LEASING AGREEMENTS

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

	2025	2024
	£	£
Within one year	63,362	62,978
Between one and five years	200,539	218,366
In more than five years	101,500	101,500
	365,401	382,844

continued...

19. SECURED DEBTS

The following secured debts are included within creditors:

	2025	2024
	£	£
Bank loans	669,881	530,385

The bank loan is secured against the freehold properties at 102 Victoria Road, Darlington ("The Lodge") and 19 Pembroke Court, Neasham Road, Darlington ("Church View").

20. MOVEMENT IN FUNDS

	At 1.4.24	Net movement in funds	Transfers between funds	At 31.3.25
	£	£	£	£
Unrestricted funds				
General fund	449,410	123,154	(358,996)	213,568
Church View Apartments Refurbishment	190,962	(13,616)	-	177,346
Church View Apartments - Designated	73,500	-	(58,500)	15,000
Street Outreach - Designated	22,798	906	(2,859)	20,845
First Steps Housing Project - Designated	3,045	36,626	(3,342)	36,329
Housing First - Designated	5,835	36	(38)	5,833
Early Intervention Outreach Project - Designated	3,009	-	(3,009)	-
Floating Support - Designated	10,408	41,525	(1,158)	50,775
Move on Flats	7,170	38	(1,208)	6,000
Quincey House	-	(1,200)	-	(1,200)
	766,137	187,469	(429,110)	524,496
Restricted funds				
Street Outreach Project	3	81	(84)	-
Client Move-On Funds	1,139	(1,147)	8	-
Church View Apartments Refurbishment	1,224,857	(86,185)	-	1,138,672
Church View Support Worker	-	(39)	(1)	(40)
Church View DLS Co-ordinator	48	(48)	-	-
Church View Equipment and Furnishings	4,926	(4,927)	1	-
Covid Funds	2,770	(2,689)	(81)	-
Gardening Grant	2,689	(2,689)	-	-
New Project Development Fund	199,015	34,969	19,225	253,209
Household Support Fund	-	645	-	645
Darlington Connect	113,663	4,090	-	117,753
Sports Fund	1,452	(1,449)	(3)	-
Darlington Connect Manager	17,984	128	(3,400)	14,712
Family Food Store	3,504	(3,503)	(1)	-
Family Temporary Homes	-	(181)	13,477	13,296
Christmas Meal	-	31	(31)	-
Forever Homes	-	437,070	400,000	837,070
	1,572,050	374,157	429,110	2,375,317
TOTAL FUNDS	2,338,187	561,626	-	2,899,813

continued...

20. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	1,838,899	(1,715,745)	123,154
Church View Apartments Refurbishment	-	(13,616)	(13,616)
Street Outreach - Designated	35,000	(34,094)	906
First Steps Housing Project - Designated	72,002	(35,376)	36,626
Housing First - Designated	10,002	(9,966)	36
Floating Support - Designated	115,255	(73,730)	41,525
Move on Flats	18,062	(18,024)	38
Quincey House	-	(1,200)	(1,200)
	2,089,220	(1,901,751)	187,469
Restricted funds			
Floating Support Daily Living Skills	5,500	(5,500)	-
Street Outreach Project	18,464	(18,383)	81
Client Move-On Funds	-	(1,147)	(1,147)
Church View Apartments Refurbishment	1,950	(88,135)	(86,185)
Church View Support Worker	78,920	(78,959)	(39)
Church View DLS Co-ordinator	-	(48)	(48)
Church View Equipment and Furnishings	(1)	(4,926)	(4,927)
Covid Funds	-	(2,689)	(2,689)
Gardening Grant	-	(2,689)	(2,689)
New Project Development Fund	64,999	(30,030)	34,969
Household Support Fund	481,115	(480,470)	645
Darlington Connect	124,862	(120,772)	4,090
Sports Fund	1	(1,450)	(1,449)
Darlington Connect Manager	35,000	(34,872)	128
Family Food Store	23,131	(26,634)	(3,503)
Family Temporary Homes	11,802	(11,983)	(181)
Christmas Meal	20,838	(20,807)	31
Forever Homes	471,316	(34,246)	437,070
	1,337,897	(963,740)	374,157
TOTAL FUNDS	3,427,117	(2,865,491)	561,626

continued...

20. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.4.23 £	Net movement in funds £	Transfers between funds £	At 31.3.24 £
Unrestricted funds				
General fund	278,571	236,663	(65,824)	449,410
Church View Apartments Refurbishment	202,746	(11,784)	-	190,962
Church View Apartments - Designated	28,500	-	45,000	73,500
Street Outreach - Designated	26,509	(3,123)	(588)	22,798
First Steps Housing Project - Designated	170	3,267	(392)	3,045
Out of Town - Designated	43	(43)	-	-
Housing First - Designated	7,500	(1,665)	-	5,835
Early Intervention Outreach Project - Designated	4,482	(1,473)	-	3,009
Floating Support - Designated	10,339	853	(784)	10,408
Move on Flats	6,697	(3,743)	4,216	7,170
Street Outreach Begging - Designated	(4)	(268)	272	-
Christmas Shop	-	(20,721)	20,721	-
	565,553	197,963	2,621	766,137
Restricted funds				
Street Outreach Project	-	526	(523)	3
Client Move-On Funds	1,742	(603)	-	1,139
Church View Apartments Refurbishment	1,311,042	(86,185)	-	1,224,857
Church View DLS Co-ordinator	11,653	(11,507)	(98)	48
Church View Equipment and Furnishings	17,091	(12,165)	-	4,926
Covid Funds	9,448	(6,678)	-	2,770
Gardening Grant	2,717	(28)	-	2,689
New Project Development Fund	-	199,015	-	199,015
Darlington Connect	79,157	34,506	-	113,663
Sports Fund	4,000	(2,548)	-	1,452
Darlington Connect Manager	-	17,984	-	17,984
Christmas Shop	-	2,000	(2,000)	-
Family Food Store	-	3,504	-	3,504
	1,436,850	137,821	(2,621)	1,572,050
TOTAL FUNDS	2,002,403	335,784	-	2,338,187

continued...

20. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	1,792,178	(1,555,515)	236,663
Church View Apartments Refurbishment	-	(11,784)	(11,784)
Street Outreach - Designated	37,922	(41,045)	(3,123)
First Steps Housing Project - Designated	36,797	(33,530)	3,267
Out of Town - Designated	-	(43)	(43)
Housing First - Designated	9,999	(11,664)	(1,665)
Early Intervention Outreach Project - Designated	2,773	(4,246)	(1,473)
Floating Support - Designated	72,135	(71,282)	853
Move on Flats	18,026	(21,769)	(3,743)
Street Outreach Begging - Designated	-	(268)	(268)
Christmas Shop	(1)	(20,720)	(20,721)
	1,969,829	(1,771,866)	197,963
Restricted funds			
Floating Support Drugs and Alcohol service	12,817	(12,817)	-
Floating Support Daily Living Skills	10,542	(10,542)	-
Street Outreach Project	18,150	(17,624)	526
Client Move-On Funds	6,000	(6,603)	(603)
Church View Apartments Refurbishment	1,075	(87,260)	(86,185)
Church View Support Worker	102,837	(102,837)	-
Church View DLS Co-ordinator	1	(11,508)	(11,507)
Church View Equipment and Furnishings	1	(12,166)	(12,165)
Covid Funds	1	(6,679)	(6,678)
Gardening Grant	-	(28)	(28)
New Project Development Fund	216,047	(17,032)	199,015
Household Support Fund	370,000	(370,000)	-
Darlington Connect	124,114	(89,608)	34,506
Sports Fund	-	(2,548)	(2,548)
Darlington Connect Manager	35,000	(17,016)	17,984
Christmas Shop	2,000	-	2,000
Family Food Store	5,500	(1,996)	3,504
	904,085	(766,264)	137,821
TOTAL FUNDS	2,873,914	(2,538,130)	335,784

continued...

20. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.23 £	Net movement in funds £	Transfers between funds £	At 31.3.25 £
Unrestricted funds				
General fund	278,571	359,817	(424,820)	213,568
Church View Apartments Refurbishment	202,746	(25,400)	-	177,346
Church View Apartments - Designated	28,500	-	(13,500)	15,000
Street Outreach - Designated	26,509	(2,217)	(3,447)	20,845
First Steps Housing Project - Designated	170	39,893	(3,734)	36,329
Out of Town - Designated	43	(43)	-	-
Housing First - Designated	7,500	(1,629)	(38)	5,833
Early Intervention Outreach Project - Designated	4,482	(1,473)	(3,009)	-
Floating Support - Designated	10,339	42,378	(1,942)	50,775
Move on Flats	6,697	(3,705)	3,008	6,000
Street Outreach Begging - Designated	(4)	(268)	272	-
Christmas Shop	-	(20,721)	20,721	-
Quincey House	-	(1,200)	-	(1,200)
	565,553	385,432	(426,489)	524,496
Restricted funds				
Street Outreach Project	-	607	(607)	-
Client Move-On Funds	1,742	(1,750)	8	-
Church View Apartments Refurbishment	1,311,042	(172,370)	-	1,138,672
Church View Support Worker	-	(39)	(1)	(40)
Church View DLS Co-ordinator	11,653	(11,555)	(98)	-
Church View Equipment and Furnishings	17,091	(17,092)	1	-
Covid Funds	9,448	(9,367)	(81)	-
Gardening Grant	2,717	(2,717)	-	-
New Project Development Fund	-	233,984	19,225	253,209
Household Support Fund	-	645	-	645
Darlington Connect	79,157	38,596	-	117,753
Sports Fund	4,000	(3,997)	(3)	-
Darlington Connect Manager	-	18,112	(3,400)	14,712
Christmas Shop	-	2,000	(2,000)	-
Family Food Store	-	1	(1)	-
Family Temporary Homes	-	(181)	13,477	13,296
Christmas Meal	-	31	(31)	-
Forever Homes	-	437,070	400,000	837,070
	1,436,850	511,978	426,489	2,375,317
TOTAL FUNDS	2,002,403	897,410	-	2,899,813

continued...

20. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	3,631,077	(3,271,260)	359,817
Church View Apartments Refurbishment	-	(25,400)	(25,400)
Street Outreach - Designated	72,922	(75,139)	(2,217)
First Steps Housing Project - Designated	108,799	(68,906)	39,893
Out of Town - Designated	-	(43)	(43)
Housing First - Designated	20,001	(21,630)	(1,629)
Early Intervention Outreach Project - Designated	2,773	(4,246)	(1,473)
Floating Support - Designated	187,390	(145,012)	42,378
Move on Flats	36,088	(39,793)	(3,705)
Street Outreach Begging - Designated	-	(268)	(268)
Christmas Shop	(1)	(20,720)	(20,721)
Quincey House	-	(1,200)	(1,200)
	4,059,049	(3,673,617)	385,432
Restricted funds			
Floating Support Drugs and Alcohol service	12,817	(12,817)	-
Floating Support Daily Living Skills	16,042	(16,042)	-
Street Outreach Project	36,614	(36,007)	607
Client Move-On Funds	6,000	(7,750)	(1,750)
Church View Apartments Refurbishment	3,025	(175,395)	(172,370)
Church View Support Worker	181,757	(181,796)	(39)
Church View DLS Co-ordinator	1	(11,556)	(11,555)
Church View Equipment and Furnishings	-	(17,092)	(17,092)
Covid Funds	1	(9,368)	(9,367)
Gardening Grant	-	(2,717)	(2,717)
New Project Development Fund	281,046	(47,062)	233,984
Household Support Fund	851,115	(850,470)	645
Darlington Connect	248,976	(210,380)	38,596
Sports Fund	1	(3,998)	(3,997)
Darlington Connect Manager	70,000	(51,888)	18,112
Christmas Shop	2,000	-	2,000
Family Food Store	28,631	(28,630)	1
Family Temporary Homes	11,802	(11,983)	(181)
Christmas Meal	20,838	(20,807)	31
Forever Homes	471,316	(34,246)	437,070
	2,241,982	(1,730,004)	511,978
TOTAL FUNDS	6,301,031	(5,403,621)	897,410

Floating Support Drugs and Alcohol service - this funding was received from Darlington Borough Council.

The Lodge - funded by grants and rooms puchased by the council and Harbour.

continued...

20. MOVEMENT IN FUNDS - continued

Healthy Lifestyle Coach - this was funded by Healthwatch Darlington and County Durham Community Foundation.

Begging/Street Outreach Initiative - alongside meeting the needs of those who beg, we are also seeking to ask members of the public to think before giving money; and act of generosity can be very destructive if the money is used to buy drugs or causes people to stay out on the street in sub-zero temperatures, putting their health at risk, in anticipation of getting easy money.

New Project Development Fund - funds from the Department for Levelling Up Housing and Communities for acquiring properties to house clients with specific difficulties.

Household Support Fund - government funding was given to 700 Club as a holding organisation. Funding paid to people in need and crisis in Darlington either by ourselves or partner organisations - assistance given in the form of vouchers.

Darlington Connect - funds from NHS to set up a central hub to sign post those in need to services. In this respect 700 Club is a holding organisation only.

21. EMPLOYEE BENEFIT OBLIGATIONS

The charity offers a defined contribution pension scheme for employees. The total employers contribution paid and due in the year to 31 March 2025 was £16,740 (2024 - £14,807).

22. RELATED PARTY DISCLOSURES

During the year one trustee was an employee of a related Local Authority, another trustee was employed by a related building society and another was employed by a company that provided professional services during the year. All transactions were made at arm's length on commercial terms and the individuals are not able to use their position to their commercial advantage.

23. ULTIMATE CONTROLLING PARTY

The charity is under the control of the trustees.

continued...

24. ACCOMMODATION IN MANAGEMENT

	As at 31 March 2024 Number	Additions Number	Disposals Number	Change in tenure Number	As at 31 March 2025 Number
Owned by 700 Club					
Bed & breakfast spaces	13	-	-	-	13
Apartment spaces	32	-	-	-	32
Family homes (3 bed houses)	2	-	-	-	2
Managed by 700 Club					
Hostel spaces	29	-	-	-	29
Individual flats	3	-	-	-	3
Forever Homes	-	8	-	-	8
Total managed accommodation	**79**	**8**	**-**	**-**	**87**

All accommodation is supported.

25. STATEMENT OF COMPREHENSIVE INCOME

as required by the Housing SORP.

	Unrestricted £	Restricted £	Total 2025 £	Total 2024 £
Turnover	2,085,456	1,332,533	3,417,989	2,867,169
Operating expenditure	1,856,657	963,737	2,820,394	2,495,794
Operating surplus / (deficit)	228,799	368,796	597,595	371,375
Interest receivable	3,764	5,364	9,128	6,696
Interest payable and similar charges	45,097	-	45,097	42,287
Surplus / (deficit) before tax	187,466	374,160	561,626	335,784
Taxation	-	-	-	-
Surplus / (deficit) for the year	187,466	374,160	561,626	335,784
Other comprehensive income	-	-	-	-
Total comprehensive income / (loss) for the year	187,466	374,160	561,626	335,784

continued...

26. STATEMENT OF CHANGES IN FUNDS

as required by the Housing SORP.

	Unrestricted	Restricted	Total
	£	£	£
Balance as at 31 March 2023	565,553	1,436,850	2,002,403
Surplus / (deficit)	197,963	137,821	335,784
Transfers	2,621	(2,621)	-
Balance as at 31 March 2024	766,137	1,572,050	2,338,187
Surplus / (deficit)	187,466	374,160	51,626
Transfers	(429,110)	429,110	-
Balance as at 31 March 2025	524,493	2,375,320	2,899,813

700 CLUB

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
for the Year Ended 31st March 2025

	2025 £	2024 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	22,167	19,567
Investment income		
Deposit account interest	9,128	6,696
Charitable activities		
Grants receivable	1,863,229	1,391,783
Housing benefit	1,169,778	1,118,480
Residents room charges	327,417	304,199
Property contract	35,394	33,140
	3,395,818	2,847,602
Other income		
Other income	4	49
Total incoming resources	3,427,117	2,873,914
EXPENDITURE		
Raising donations and legacies		
Events	1,117	1,323
Charitable activities		
Wages	943,979	884,257
Social security	79,026	72,637
Pensions	15,097	12,769
Rates and water	42,549	27,950
Insurance	8,913	19,568
Light and heat	147,220	120,360
Telephone	1,564	1,318
Advertising and recruitment	3,368	2,133
Sundries	8,815	6,996
Management fees	173,672	158,791
Rent	33,907	32,989
Repairs and maintenance	170,720	67,475
Sanitation	3,787	1,654
Cleaning	11,400	10,400
Bank staff workers	73,921	109,495
Bad debts	10,088	10,231
Service user involvement	46,990	39,459
Carried forward	1,775,016	1,578,482

700 CLUB

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
for the Year Ended 31st March 2025

	2025	2024
	£	£
Charitable activities		
Brought forward	1,775,016	1,578,482
Freehold property	46,170	34,043
Improvements to property	106,075	99,319
Fixtures and fittings	11,709	22,212
Computer equipment	650	1,669
Bank loan interest	45,097	42,287
Grants to institutions	74,339	66,767
Grants to individuals	456,564	357,651
	2,515,620	2,202,430
Support costs		
Management		
Wages	97,508	95,607
Social security	10,946	10,683
Pensions	-	567
Rates and water	-	1,561
Insurance	8,179	7,005
Light and heat	339	49
Telephone	5,091	5,850
Postage and stationery	15,927	12,183
Sundries	3,026	2,524
Rent	17,526	18,500
Office equipment	2,759	5,021
Office property repairs	2,297	2,469
Improvements to property	693	693
Fixtures and fittings	(101)	152
	164,190	162,864
Finance		
Wages	43,069	42,156
Social security	3,433	3,299
Pensions	919	939
Bank charges	973	1,416
	48,394	47,810
Information technology		
Broadband	4,729	4,812
Repairs and renewals	15,344	16,110
Computer support	10,567	6,286
Computer equipment	720	1,147
	31,360	28,355

700 CLUB

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
for the Year Ended 31st March 2025

	2025 £	2024 £
Information technology		
Human resources		
Wages	31,993	31,415
Social security	3,160	3,079
Pensions	724	530
Sundries	7,842	4,281
Employee health plan	4,595	3,851
Recruitment	6,114	8,399
Peninsula fees	9,185	8,582
Staff training	13,463	10,117
	77,076	70,254
Governance costs		
Auditors' remuneration	4,228	4,112
Auditors' remuneration for non audit work	4,228	4,112
Legal fees	15,465	11,803
ISO fees	3,813	5,067
	27,734	25,094
Total resources expended	2,865,491	2,538,130
Net income	561,626	335,784

700 CLUB

England & Wales - Charity number 1056192

Accounts

REGISTERED COMPANY NUMBER: 03191544 (England and Wales)
REGISTERED CHARITY NUMBER: 1056192

REPORT OF THE TRUSTEES AND

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

FOR

700 CLUB

CPT
Chartered Certified Accountants
Statutory Auditors
80 Victoria Road
Darlington
County Durham
DL1 5JG

700 CLUB

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for the Year Ended 31st March 2024

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700 CLUB

REPORT OF THE TRUSTEES
for the Year Ended 31st March 2024

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

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objectives of the Charity are the relief of those persons in the North-East of England (being the area to the East of the Pennines stretching from and including the county of North Yorkshire in the South to the border with Scotland in the North) who are in conditions of need, hardship or distress, in particular by the provision of temporary accommodation.

The overall strategy of the Charity is shaped by its charitable objects and exemplified in the Annual Review.

The primary measure of success is that individuals are able to live independently, without support, in accommodation of their choice. Overcoming the barriers to this includes addressing issues like addiction, anti-social behaviour, and skills deficit. Projects are all presented in the Annual Review.

The Trustees' short-term objective is to maintain and sustain current business by ensuring that funding is in place and that new funding streams are identified. Longer term objectives are set out in the 5-year business plan. Following the success of the Church View Apartments Project, the Trustees are progressing a plan to provide longer-term accommodation for difficult to manage individuals who require intense support.

STRATEGIC REPORT

Achievement and performance

Charitable activities

Please see Annual Review.

Funding is in place to secure all projects in the designated timescale.

No material expenditure was incurred in the work of fundraising. Charitable income is gained using the charity's existing resources.

The charity has responsibility for approximately 150 people each day.

Improved housing status translates into improvements in other areas. For example, lower levels of drug/alcohol consumption, greater uptake of treatment services, lower levels of drug related crime, higher levels of public safety, less long-term use of medical services. The organisation has developed specialist skills in working with those experiencing addiction.

All projects have different performance indicators that align with the interests of the funder.

Investment performance

The charity does not hold any investments.

STRATEGIC REPORT

Achievement and performance

Internal and external factors

Change of political administration is a risk factor - as change risks adjusting funding priorities. The charity is strongly supported by the current Labour administration and by the Local Authority. Its work is aligned to the priorities laid out in the local strategy and is contributing to its revision. Its work aligns to the 2021-26 'Community Safety Plan'.

The acquisition of funding, and budgets elsewhere, are being squeezed by the cost-of-living crisis. The organisation has managed to negotiate through this, lifting contract levels and, as a result, lifting staff salaries. This has helped to retain staff and maintain services.

The country is currently experiencing a housing crisis. The number of homeless people has risen significantly, there are high numbers in temporary accommodation, and the private rental sector is shrinking because of increased government legislation and the failure of the buy to let market. Finding accommodation for service users to move to is extremely hard.

Financial review

Financial position

The charity had a overall surplus of £335,785 for the year ended 31 March 2024 (2023 - £186,339). This consisted of a surplus on unrestricted funds of £200,584 (2023 - surplus £281,608) and a surplus of £135,200 (2023 - deficit £95,269) on restricted funds.

The total funds available to the charity at the year ended was £2,338,187 (2023 - £2,002,403) consisting of £766,137 (2023 - £565,553) of unrestricted funds and £1,572,050 (2023 - £1,436,850) of restricted funds.

The charity is financially strong and is operating with a surplus. The development of Church View Apartments and the revenue it provides give the charity a strong foundation.

Principal funding sources

The financial position of the charity has remained stable. Where funding streams have come to an end, new money has been found. Local Authority funding is acquired through public tender. Risk of loss of contract income is minimised by high emphasis on quality of delivery.

The Board of Trustees review the company risk register on a regular basis.

Investment policy and objectives

The Charity does not have a policy for the selection of investments or for the selection of those who might receive monetary grants out of the assets of the charity.

Reserves policy

The 700 Club has a reserves policy. The Board consider that it is prudent to set aside, in reserves, an amount equivalent to three months operating costs calculated and reviewed annually. Only some of the company's reserves are liquid.

Funds in deficit

The Charity does not have any funds materially in deficit.

STRATEGIC REPORT

Future plans

The Trustees intend to maintain the current projects for future periods. The development of a specialist project for individuals who have failed to thrive along the existing homelessness pathway has been set aside because of escalating cost, and the grants won will be directed to family accommodation. The hope, in the next financial year, is to develop 12 units of family accommodation in partnership with Homes England as a way of meeting the crisis of those in temporary accommodation.

The charity is moving towards a situation where it is sustainable in the long term. Local Authority contracts have been assigned for the next five years.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

The 700 Club is a company limited by guarantee, incorporated on 26 April 1996 and registered as a charity on 17 June 1996. The charitable company was established under a Memorandum of Association which established the objects of the charitable company and is governed under its Articles of Association. The Memorandum and Articles of Association were both amended by Special Resolutions dated 8 January 1998, 10 September 1998, 22 November 2005, 19th February 2015 and 14th June 2019.

The Memorandum of Association contains various powers (such as powers to acquire property, to borrow money, to employ staff and to provide advice and support) exercisable in pursuit of the Objects.

From 5 March 2015 the Charity registered as an RSL with the Homes and Communities Agency (4811), now regulated by the Regulator of Social Housing.

Recruitment and appointment of new trustees

The 700 Club always welcomes approaches from people interested in joining the Board. The Board members themselves take a proactive approach to recruitment, speaking with people they feel would have something to contribute to the Charity at the Board level.

Prospective Board members receive a welcome pack including a full explanation as to how the 700 Club operates and what would be expected of them as a member of the Board. The explanation includes their responsibilities under both the Companies Acts and the Charities Acts.

Prospective Board members start with the 700 Club as formal attendees/co-opted members until the Annual General Meeting takes place and they either become Directors/Trustees or they remain formal attendees/co-opted members because that fits in with their other role(s) and the demands on their time.

Organisational structure

This is covered elsewhere in the Annual Review.

Decision making

The Board/Trustees are advisory and offer scrutiny over the operational aspects of the charity. Senior Management Meetings are the primary decision making context (minutes are stored) for operational matters.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Induction and training of new trustees

As part of their induction, the Board members receive a welcome pack that contains relevant Charities Act and Companies Act details, explanation of the Trustee role and responsibilities and relevant job description, details about the Board structure, code of practice, conflict of interest policy and procedures, 700 Club Board level governance principles, Memorandum and Articles of Association, long term strategy, current business plan, details about various projects within the 700 Club and any relevant forms. They are also invited to look round 700 Club projects and meet the staff and volunteers from various work streams. They are invited to other internal and external meetings to improve the knowledge, skills and understandings relevant to the voluntary work they do for the Charity.

Key management remuneration

The Board set the salary increments on annual basis. Salary levels are set using comparative data from similar organisations. The CEO and Head of Strategy and Development's salary is assessed relative to parallel roles elsewhere.

Wider network

The charity has no formal relationship with any other body except through the provision of revenue (contracts, grants, etc). Strong operational partnerships are in place, however, with the Police, Local Authority, and CAB. The charity forms partnerships to assist service users reach their goals. The charity has been instrumental in both the development of Darlington Connect and in administering the Government Household Support Funding. It hold funds for both.

Risk management

The 700 Club has developed, established, and implemented a range of relevant policies, controls, and procedures to identify, mitigate and monitor the risks to which the charitable organisation may be exposed. In every area of its charitable business, namely people (clients, staff, volunteers, and visitors), finance, health and safety, quality, environment, property, and reputation, it tries to minimise risks and optimise positive outcomes.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

03191544 (England and Wales)

Registered Charity number

1056192

Registered office

Roadway House
Beaumont Street West
Darlington
County Durham
DL1 5SX

Trustees

Mrs M Stoney Trustee (resigned 21/9/2023)
Dr S Waterworth Trustee
L Excell Trustee (resigned 21/9/2023)
L Vasey Chairperson
S Hamilton Trustee
D Allaway Trustee
C D Hunter Treasurer

Company Secretary

S Hamilton

REPORT OF THE TRUSTEES
for the Year Ended 31st March 2024

REFERENCE AND ADMINISTRATIVE DETAILS

Auditors
CPT
Chartered Certified Accountants
Statutory Auditors
80 Victoria Road
Darlington
County Durham
DL1 5JG

Solicitors
Latimer Hinks
5-8 Priestgate
Darlington
Co. Durham
DL1 1NL

Bankers
Barclays Bank plc
31 High Row
Darlington
County Durham
DL3 7QS

Regulator of Social Housing number
4811

The key personnel are Yvonne Beattie (CEO) and John Elliston (Head of Strategy and Development). They are the conduit between the Board and the workforce in both directions.

PUBLIC BENEFIT

The charity's aims and achievements are set out within this report. The activities set out in this report have been undertaken to further the charity's charitable purposes for the public benefit. The Trustees have complied with the duty under Section 17 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charities Commission and the trustees have paid due regard to this guidance in deciding what activities the charity should undertake.

MEMBERS

Membership of the 700 Club is open to all adults who live or have a place of work within 20 miles of Darlington Market Place and who are accepted by the Directors as members.

Members have the right to vote at General Meetings, the voting rights including the appointment of the Directors of the charity. Members receive regular updates on the work of the charity and have opportunities to look round the projects and find out more about the work of the 700 Club.

700 CLUB

REPORT OF THE TRUSTEES
for the Year Ended 31st March 2024

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The Trustees (who are also the Directors of 700 Club for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law and social housing legislation requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the Trustees are required to

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed and the Statement of Recommended Practice Accounting by registered social housing providers 2018, subject to any material departures disclosed and explained in the finance statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees are responsible for ensuring that the Report of the Trustees is prepared in accordance with the Statement of Recommended Practice: Accounting by registered social housing providers 2018.

In so far as the Trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS

The auditors, CPT, will be proposed for re-appointment at the forthcoming Annual General Meeting.

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on 31/01/24 and signed on the board's behalf by:

.....

C D Hunter - Trustee

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF 700 CLUB

Opinion

We have audited the financial statements of 700 Club (the 'charitable company') for the year ended 31st March 2024 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:
- give a true and fair view of the state of the charitable company's affairs as at 31 March 2024 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:
- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception
In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:
- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

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

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

Our responsibilities for the audit of the financial statements
Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Assessing and responding to risks of material misstatement due to non-compliance with laws and regulations:
We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience, and through discussion with key management in their identification and policies and procedures regarding compliance with laws and regulations.

The identified laws and regulations were shared with the audit team and the team remained alert to indications of non-compliance throughout the audit.

The charitable company is subject to laws and regulations that directly affect the financial statements including financial reporting legislation. We determined that the following laws and regulations were most significant; Employment Rights , Health and Safety at Work, Safeguarding and Pensions legislation. Whilst the charitable company is subject to other laws and regulations, we did not identify any others where the consequences of non-compliance could have a material effect on amounts or disclosures in the financial statements, including going concern.

We undertook a thorough review of the board minutes with a view to identifying any instances of non-compliance.
Assessing and responding to risks of material misstatement due to fraud:

We assessed the susceptibility of the charitable company's financial statements to material misstatement, including how fraud might occur. We considered the opportunities and incentives that may exist within the organisation for fraud, we also considered the impact of any business targets, the personal financial circumstances of management and staff to create a driver for fraud. .We identified the greatest potential for fraud in the following areas; posting of fraudulent journal entries, authorisation, processing, payment of fraudulent expenses and revenue recognition.

Audit procedures performed by the engagement team included:

- Enquiring of key management as to the procedures and policies to prevent and detect fraud.
- Reading board minutes.
- Using analytical procedures to identify any unusual or unexpected relationships.
- Identifying and testing journal entries, in particular any journal entries posted with unusual account combinations.
- Testing income, in particular cut off testing, to establish if income has been recorded in the correct period.

The identified fraud risks were shared with the audit team and the team remained alert to indications of fraud throughout the audit.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF 700 CLUB

Use of our report

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

BJ

Brian Thompson (Senior Statutory Auditor)
for and on behalf of CPT
Chartered Certified Accountants
Statutory Auditors
80 Victoria Road
Darlington
County Durham
DL1 5JG

Date: 31/10/24.

700 CLUB

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
for the Year Ended 31st March 2024

	Notes	Unrestricted funds £	Restricted funds £	2024 Total funds £	2023 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	19,415	152	19,567	17,838
Charitable activities	4				
Hope House		461,864	-	461,864	384,440
St Georges Hall		362,683	-	362,683	287,104
Floating Support Projects		74,911	23,359	98,270	199,049
The Lodge		333,128	-	333,128	224,361
Street Outreach Project		37,924	18,000	55,924	79,250
CMF		-	6,000	6,000	6,000
Church View Apartments		581,204	103,912	685,116	594,701
Housing First		10,000	-	10,000	17,500
Out of Town Support		-	-	-	28,000
First Steps Housing Project		36,795	-	36,795	36,795
Move on Flats		45,160	-	45,160	41,088
New Project Development		-	216,047	216,047	12,587
Wider Community Support		-	536,615	536,615	320,000
Investment income	3	6,696	-	6,696	110
Other income		49	-	49	303
Total		1,969,829	904,085	2,873,914	2,249,126
EXPENDITURE ON					
Raising funds	5	1,323	-	1,323	816
Charitable activities	6				
Hope House		425,509	-	425,509	374,815
St Georges Hall		339,830	-	339,830	283,202
General		39,408	-	39,408	-
Floating Support Projects		79,306	23,959	103,265	174,714
The Lodge		318,851	-	318,851	266,373
Street Outreach Project		37,778	17,624	55,402	41,514
CMF		-	6,603	6,603	7,182
Covid-19 Measures		1,815	6,679	8,494	8,493
Church View Apartments		437,602	213,799	651,401	556,712
Housing First		11,656	-	11,656	7,781
Out of Town Support		43	-	43	24,762
First Steps Housing Project		33,389	-	33,389	30,867
Move on Flats		24,636	-	24,636	21,091
New Project Development		-	17,032	17,032	12,587
Wider Community Support		20,720	478,020	498,740	251,878
Sports Fund		-	2,548	2,548	-
Total		1,771,866	766,264	2,538,130	2,062,787

The notes form part of these financial statements

700 CLUB

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
for the Year Ended 31st March 2024

	Notes	Unrestricted funds £	Restricted funds £	2024 Total funds £	2023 Total funds £
NET INCOME		197,963	137,821	335,784	186,339
Transfers between funds	20	2,621	(2,621)	-	-
Net movement in funds		200,584	135,200	335,784	186,339
RECONCILIATION OF FUNDS					
Total funds brought forward		565,553	1,436,850	2,002,403	1,816,064
TOTAL FUNDS CARRIED FORWARD		766,137	1,572,050	2,338,187	2,002,403

The notes form part of these financial statements

700 CLUB (REGISTERED NUMBER: 03191544)

BALANCE SHEET
31st March 2024

	Notes	Unrestricted funds £	Restricted funds £	2024 Total funds £	2023 Total funds £
FIXED ASSETS					
Tangible assets	13	640,001	1,523,901	2,163,902	2,039,182
CURRENT ASSETS					
Debtors	14	29,826	3,186	33,012	80,688
Cash at bank and in hand		706,272	93,997	800,269	572,694
		736,098	97,183	833,281	653,382
CREDITORS					
Amounts falling due within one year	15	(90,230)	(49,034)	(139,264)	(159,161)
NET CURRENT ASSETS		645,868	48,149	694,017	494,221
TOTAL ASSETS LESS CURRENT LIABILITIES		1,285,869	1,572,050	2,857,919	2,533,403
CREDITORS					
Amounts falling due after more than one year	16	(519,732)	-	(519,732)	(531,000)
NET ASSETS		766,137	1,572,050	2,338,187	2,002,403
FUNDS	20				
Unrestricted funds				766,137	565,553
Restricted funds				1,572,050	1,436,850
TOTAL FUNDS				2,338,187	2,002,403

The financial statements were approved by the Board of Trustees and authorised for issue on 31/10/24 and were signed on its behalf by:

L Vasey - Trustee

C D Hunter - Trustee

The notes form part of these financial statements

700 CLUB

CASH FLOW STATEMENT
for the Year Ended 31st March 2024

	Notes	2024 £	2023 £
Cash flows from operating activities			
Cash generated from operations	1	521,413	347,673
Interest paid		(42,287)	(28,018)
Net cash provided by operating activities		479,126	319,655
Cash flows from investing activities			
Purchase of tangible fixed assets		(283,955)	(73,085)
Interest received		6,696	110
Net cash used in investing activities		(277,259)	(72,975)
Cash flows from financing activities			
Loan repayments in year		(10,749)	(14,443)
Net cash used in financing activities		(10,749)	(14,443)
Change in cash and cash equivalents in the reporting period		191,118	232,237
Cash and cash equivalents at the beginning of the reporting period	2	572,694	340,461
Cash and cash equivalents at the end of the reporting period	2	763,814	572,694

The notes form part of these financial statements

NOTES TO THE CASH FLOW STATEMENT
for the Year Ended 31st March 2024

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2024 £	2023 £
Net income for the reporting period (as per the Statement of Financial Activities)	335,784	186,339
Adjustments for:		
Depreciation charges	159,235	156,855
Interest received	(6,696)	(110)
Interest paid	42,287	28,018
Decrease/(increase) in debtors	47,676	(35,250)
(Decrease)/increase in creditors	(56,873)	11,821
Net cash provided by operations	521,413	347,673

2. ANALYSIS OF CASH AND CASH EQUIVALENTS

	2024 £	2023 £
Cash in hand	608	608
Notice deposits (less than 3 months)	799,661	572,086
Overdrafts included in bank loans and overdrafts falling due within one year	(36,455)	-
Total cash and cash equivalents	763,814	572,694

3. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.4.23 £	Cash flow £	At 31.3.24 £
Net cash			
Cash at bank and in hand	572,694	227,575	800,269
Bank overdraft	-	(36,455)	(36,455)
	572,694	191,120	763,814
Debt			
Debts falling due within 1 year	(10,134)	(519)	(10,653)
Debts falling due after 1 year	(531,000)	11,268	(519,732)
	(541,134)	10,749	(530,385)
Total	31,560	201,869	233,429

The notes form part of these financial statements

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 Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', the Statement of Recommended Practice Accounting for Registered Social Housing Providers 2018 (Housing SORP), the Accounting Direction for Private Registered Providers of Social Housing 2022, the Companies Act 2006 and 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)' . The financial statements have been prepared under the historical cost convention.

The charitable company is private limited by guarantee, incorporated in England. Registration numbers and registered office are listed in the Report of the Trustees, reference and administrative details.

The 700 Club is both a registered charity and a registered social housing landlord and sees both of these areas represented significantly in its activities. In particular, it receives a large amount of charitable income.

The charity have departed from the Housing SORP by opting to produce a Statement of Financial Activities under the Charities SORP because it judged this treatment more appropriate in presenting detailed information to the members. To comply with the Housing SORP, in addition to inclusions of a Statement of Financial Activities, a separate Statement of Comprehensive Income and Statement of Changes in Funds have been presented in notes 25 and 26.

Income
Income is generally recognised in the Statement of Financial Activities once the Charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably. Exceptions are as follows:-

Grants
Grants relating to revenue are recognised as income on a systematic basis over the period in which the costs associated with the grant are recognised.

Grants that are receivable for expenses already incurred are recognised in the period receivable.

Grants for fixed assets are recognised as income on a systematic basis over the expected useful life of the asset.

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

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	- 5% on cost
Improvements to property	- 15% on cost and 5% on cost
Fixtures and fittings	- 25% on cost

continued...

1. ACCOUNTING POLICIES - continued

Tangible fixed assets
Computer equipment - 25% on cost

Tangible fixed assets costing more than £3000 are capitalised and included at cost less attributable depreciation. All repairs and renewal costs relating to the hostels have been charged to the Statement of Financial Activities.

Included within tangible fixed assets are items purchased using restricted funds. These items are released into the Statement of Financial Activities over the useful life of the asset.

Housing association properties are included in freehold and improvements to property, as the properties have not yet had all individual components replaced, the properties are treated as a whole and rates for depreciating different components will be established once replacements commence. Rates established to date:

Boilers - 15% on cost

Taxation
The charity is exempt from corporation tax on its charitable activities.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension costs and other post-retirement benefits
The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Financial instruments
The charity only holds basic financial instruments as are defined in FRS 102.

2. DONATIONS AND LEGACIES

	2024	2023
	£	£
Donations	19,567	17,838

continued...

3. INVESTMENT INCOME

	2024	2023
	£	£
Deposit account interest	6,696	110

4. INCOME FROM CHARITABLE ACTIVITIES

	Hope House	St Georges Hall	Floating Support Projects	The Lodge
	£	£	£	£
Grants receivable	114,434	91,844	98,270	102,967
Housing benefit	304,587	243,866	-	-
Residents room charges	22,273	14,403	-	230,161
Property contract	20,570	12,570	-	-
	461,864	362,683	98,270	333,128

	Street Outreach Project	CMF	Church View Apartments	Housing First	First Steps Housing Project
	£	£	£	£	£
Grants receivable	55,924	6,000	104,862	10,000	36,795
Housing benefit	-	-	544,575	-	-
Residents room charges	-	-	35,679	-	-
Property contract	-	-	-	-	-
	55,924	6,000	685,116	10,000	36,795

	Move on Flats	New Project Development	Wider Community Support	2024 Total activities	2023 Total activities
	£	£	£	£	£
Grants receivable	18,025	216,047	536,615	1,391,783	1,059,798
Housing benefit	25,452	-	-	1,118,480	932,613
Residents room charges	1,683	-	-	304,199	210,073
Property contract	-	-	-	33,140	28,391
	45,160	216,047	536,615	2,847,602	2,230,875

Grants have been received from various sources, both government and other organisations:

	2024	2023
	£	£
Darlington Borough Council - Projects	268,935	375,545
Darlington Borough Council - Supporting People	243,009	248,569
Department for Levelling Up, Housing & Communities (previously incuded as deferred income)	87,413	100,000

continued...

4. INCOME FROM CHARITABLE ACTIVITIES - continued

Durham Constabulary	9,000	76,500
Vonne Organisation	12,817	-
NHS North East North Cumbria ICB	-	120,000
North East Probation Service	-	10,000
Sherburn	6,000	-
National Lottery	162,837	-
Night Shelter Transformation Fund	140,000	-
HM Government	370,000	-
Mercers Trust	21,600	-
Ballingher Trust	20,000	-
"Cash For Kids" - radio campaign	5,500	-
Garfield Weston Trust	25,000	-
Other funding	19,670	171,771
Total grants received in the period	1,391,781	1,102,385

Revenue grants received in the period of Nil have been deferred as related expenditure is budgeted for after 31 March 2024 (2023 - £Nil).

Capital grants brought forward and received in the period have been deferred and will be recognised in line with the useful life of the asset, the balance of capital grants deferred as at 31 March 2024 was £10,838 (2023 - £99,325).

Void losses for the year to 31 March 2024 were £13,440 (2023 - £16,034).

5. RAISING FUNDS

Raising donations and legacies

	2024	2023
	£	£
Events	1,323	816

continued...

6. CHARITABLE ACTIVITIES COSTS

	Direct Costs	Grant funding of activities (see note 7)	Support costs (see note 8)	Totals
	£	£	£	£
Hope House	341,636	2,180	81,693	425,509
St Georges Hall	291,303	-	48,527	339,830
General	14,359	25,000	49	39,408
Floating Support Projects	71,021	12,817	19,427	103,265
The Lodge	265,239	-	53,612	318,851
Street Outreach Project	51,106	2,924	1,372	55,402
CMF	-	6,603	-	6,603
Covid-19 Measures	8,494	-	-	8,494
Church View Apartments	551,849	950	98,602	651,401
Housing First	5,908	-	5,748	11,656
Out of Town Support	-	-	43	43
First Steps Housing Project	25,027	-	8,362	33,389
Move on Flats	24,468	-	168	24,636
New Project Development	9,789	-	7,243	17,032
Wider Community Support	117,813	371,396	9,531	498,740
Sports Fund	-	2,548	-	2,548
	1,778,012	424,418	334,377	2,536,807

7. GRANTS PAYABLE

	2024	2023
	£	£
Hope House	2,180	-
General	25,000	-
Floating Support Projects	12,817	-
Street Outreach Project	2,924	-
CMF	6,603	-
Church View Apartments	950	-
Wider Community Support	371,396	200,006
Sports Fund	2,548	-
	424,418	200,006

The total grants paid to institutions during the year was as follows:

	2024	2023
	£	£
Support Grants		
	66,767	68,565

continued...

8. SUPPORT COSTS

	Management	Finance	Information technology
	£	£	£
Hope House	38,652	14,579	7,483
St Georges Hall	26,130	6,289	4,342
General	48	-	-
Floating Support Projects	11,210	1,772	1,761
The Lodge	26,737	8,692	3,652
Street Outreach Project	(1,582)	49	1,061
Church View Apartments	51,361	12,982	7,124
Housing First	2,262	1,707	-
Out of Town Support	11	-	32
First Steps Housing Project	3,744	1,740	724
Move on Flats	168	-	-
New Project Development	-	-	-
Wider Community Support	4,123	-	2,176
	162,864	47,810	28,355

	Human resources	Governance costs	Totals
	£	£	£
Hope House	17,744	3,235	81,693
St Georges Hall	9,820	1,946	48,527
General	-	1	49
Floating Support Projects	3,846	838	19,427
The Lodge	12,401	2,130	53,612
Street Outreach Project	1,214	630	1,372
Church View Apartments	20,702	6,433	98,602
Housing First	1,779	-	5,748
Out of Town Support	-	-	43
First Steps Housing Project	1,734	420	8,362
Move on Flats	-	-	168
New Project Development	482	6,761	7,243
Wider Community Support	532	2,700	9,531
	70,254	25,094	334,377

continued...

9. NET INCOME/(EXPENDITURE)

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

	2024	2023
	£	£
Auditors' remuneration	4,112	3,992
Auditors' remuneration for non audit work	4,112	3,741
Depreciation - owned assets	159,235	156,855

10. TRUSTEES' REMUNERATION AND BENEFITS

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

Any connections or perceived conflicts of interest that a trustee or a senior manager may have, must be registered and disclosed to the board of trustees. In the current year no related party transactions were reported.

Trustees' expenses

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

11. STAFF COSTS

	2024	2023
	£	£
Wages and salaries	1,053,435	874,880
Social security costs	89,698	67,937
Other pension costs	14,805	10,886
	1,157,938	953,703

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

	2024	2023
Support workers	18	20
Housing management	9	7
Administration	3	3
Management	3	3
Cleaners	3	3
Maintenance	1	1
	37	37

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

The total remuneration for key management personnel amounted to £95,609 (2023: £85,083).

continued...

12. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	17,452	386	17,838
Charitable activities			
Hope House	384,440	-	384,440
St Georges Hall	287,104	-	287,104
Floating Support Projects	75,549	123,500	199,049
The Lodge	224,361	-	224,361
Street Outreach Project	74,250	5,000	79,250
CMF	-	6,000	6,000
Church View Apartments	493,055	101,646	594,701
Housing First	17,500	-	17,500
Out of Town Support	28,000	-	28,000
First Steps Housing Project	36,795	-	36,795
Move on Flats	41,088	-	41,088
New Project Development	-	12,587	12,587
Wider Community Support	-	320,000	320,000
Investment income	110	-	110
Other income	303	-	303
Total	1,680,007	569,119	2,249,126
EXPENDITURE ON			
Raising funds	796	20	816
Charitable activities			
Hope House	374,815	-	374,815
St Georges Hall	283,202	-	283,202
Floating Support Projects	45,611	129,103	174,714
The Lodge	266,373	-	266,373
Street Outreach Project	36,146	5,368	41,514
CMF	-	7,182	7,182
Covid-19 Measures	1,815	6,678	8,493
Church View Apartments	294,105	262,607	556,712
Housing First	7,781	-	7,781
Out of Town Support	24,762	-	24,762
First Steps Housing Project	30,867	-	30,867
Move on Flats	21,091	-	21,091
New Project Development	-	12,587	12,587
Wider Community Support	11,035	240,843	251,878
Total	1,398,399	664,388	2,062,787
NET INCOME/(EXPENDITURE)	281,608	(95,269)	186,339

continued...

12. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted funds £	Total funds £
RECONCILIATION OF FUNDS			
Total funds brought forward	283,945	1,532,119	1,816,064
TOTAL FUNDS CARRIED FORWARD	565,553	1,436,850	2,002,403

13. TANGIBLE FIXED ASSETS

The net book value of housing association properties in Freehold and Improvements as at 31 March 2024 was £2,143,613 (2023 - £2,003,663).

14. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024 £	2023 £
Other debtors	17,835	63,736
Prepayments	15,177	16,952
	33,012	80,688

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024 £	2023 £
Bank loans and overdrafts (see note 17)	47,108	10,134
National insurance and other taxes	22,001	17,340
Other creditors	26,467	25,101
Accruals and deferred income	43,688	106,586
	139,264	159,161

Other creditors relate to the provision of invoices due at the year end but not yet received.

continued...

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

	2024	2023
	£	£
Bank loans (see note 17)	519,732	531,000

17. LOANS

An analysis of the maturity of loans is given below:

	2024	2023
	£	£
Amounts falling due within one year on demand:		
Bank overdrafts	36,455	-
Bank loans	10,653	10,134
	47,108	10,134
Amounts falling between one and two years:		
Bank loans - 1-2 years	11,565	10,636
Amounts falling due between two and five years:		
Bank loans - 2-5 years	40,871	37,858
Amounts falling due in more than five years:		
Repayable by instalments:		
Bank loans more than 5 years	467,296	482,506

The loan is currently set on a variable rate; Bank of England base rate plus 3%.

18. LEASING AGREEMENTS

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

	2024	2023
	£	£
Within one year	62,978	51,289
Between one and five years	218,366	45,514
In more than five years	101,500	-
	382,844	96,803

continued...

19. SECURED DEBTS

The following secured debts are included within creditors:

	2024	2023
	£	£
Bank loans	530,385	541,134

The bank loan is secured against the freehold properties at 102 Victoria Road, Darlington ("The Lodge") and 19 Pembroke Court, Neasham Road, Darlington ("Church View").

20. MOVEMENT IN FUNDS

	At 1.4.23	Net movement in funds	Transfers between funds	At 31.3.24
	£	£	£	£
Unrestricted funds				
General fund	278,571	236,663	(65,824)	449,410
Church View Apartments Refurbishment	202,746	(11,784)	-	190,962
Church View Apartments - Designated	28,500	-	45,000	73,500
Street Outreach - Designated	26,509	(3,123)	(588)	22,798
First Steps Housing Project - Designated	170	3,267	(392)	3,045
Out of Town - Designated	43	(43)	-	-
Housing First - Designated	7,500	(1,665)	-	5,835
Early Intervention Outreach Project - Designated	4,482	(1,473)	-	3,009
Floating Support - Designated	10,339	853	(784)	10,408
Move on Flats	6,697	(3,743)	4,216	7,170
Street Outreach Begging - Designated	(4)	(268)	272	-
Christmas Shop	-	(20,721)	20,721	-
	565,553	197,963	2,621	766,137
Restricted funds				
Street Outreach Project	-	526	(523)	3
Client Move-On Funds	1,742	(603)	-	1,139
Church View Apartments Refurbishment	1,311,042	(86,185)	-	1,224,857
Church View DLS Co-ordinator	11,653	(11,507)	(98)	48
Church View Equipment and Furnishings	17,091	(12,165)	-	4,926
Covid Funds	9,448	(6,678)	-	2,770
Gardening Grant	2,717	(28)	-	2,689
New Project Development Fund	-	199,015	-	199,015
Darlington Connect	79,157	34,506	-	113,663
Sports Fund	4,000	(2,548)	-	1,452
Darlington Connect Manager	-	17,984	-	17,984
Christmas Shop	-	2,000	(2,000)	-
Family Food Store	-	3,504	-	3,504
	1,436,850	137,821	(2,621)	1,572,050
TOTAL FUNDS	2,002,403	335,784	-	2,338,187

continued...

20. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	1,792,178	(1,555,515)	236,663
Church View Apartments Refurbishment	-	(11,784)	(11,784)
Street Outreach - Designated	37,922	(41,045)	(3,123)
First Steps Housing Project - Designated	36,797	(33,530)	3,267
Out of Town - Designated	-	(43)	(43)
Housing First - Designated	9,999	(11,664)	(1,665)
Early Intervention Outreach Project - Designated	2,773	(4,246)	(1,473)
Floating Support - Designated	72,135	(71,282)	853
Move on Flats	18,026	(21,769)	(3,743)
Street Outreach Begging - Designated	-	(268)	(268)
Christmas Shop	(1)	(20,720)	(20,721)
	1,969,829	(1,771,866)	197,963
Restricted funds			
Floating Support Drugs and Alcohol service	12,817	(12,817)	-
Floating Support Daily Living Skills	10,542	(10,542)	-
Street Outreach Project	18,150	(17,624)	526
Client Move-On Funds	6,000	(6,603)	(603)
Church View Apartments Refurbishment	1,075	(87,260)	(86,185)
Church View Support Worker	102,837	(102,837)	-
Church View DLS Co-ordinator	1	(11,508)	(11,507)
Church View Equipment and Furnishings	1	(12,166)	(12,165)
Covid Funds	1	(6,679)	(6,678)
Gardening Grant	-	(28)	(28)
New Project Development Fund	216,047	(17,032)	199,015
Household Support Fund	370,000	(370,000)	-
Darlington Connect	124,114	(89,608)	34,506
Sports Fund	-	(2,548)	(2,548)
Darlington Connect Manager	35,000	(17,016)	17,984
Christmas Shop	2,000	-	2,000
Family Food Store	5,500	(1,996)	3,504
	904,085	(766,264)	137,821
TOTAL FUNDS	2,873,914	(2,538,130)	335,784

continued...

20. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.4.22 £	Net movement in funds £	Transfers between funds £	At 31.3.23 £
Unrestricted funds				
General fund	129,535	194,314	(45,278)	278,571
Church View Apartments Refurbishment	108,896	(11,784)	105,634	202,746
Church View Apartments - Designated	45,000	-	(16,500)	28,500
Street Outreach - Designated	-	34,844	(8,335)	26,509
First Steps Housing Project - Designated	514	5,921	(6,265)	170
Out of Town - Designated	-	3,237	(3,194)	43
Housing First - Designated	-	9,717	(2,217)	7,500
Early Intervention Outreach Project - Designated	-	14,896	(10,414)	4,482
Floating Support - Designated	-	14,999	(4,660)	10,339
Move on Flats	-	12,222	(5,525)	6,697
Street Outreach Begging - Designated	-	3,242	(3,246)	(4)
	283,945	281,608	-	565,553
Restricted funds				
Floating Support Drugs and Alcohol service	330	(330)	-	-
Mental Health Support Worker	8,750	(8,750)	-	-
Early Intervention Outreach Project	523	(523)	-	-
Street Outreach Project	(19)	19	-	-
Client Move-On Funds	2,924	(1,182)	-	1,742
Church View Apartments Refurbishment	1,397,228	(86,186)	-	1,311,042
Church View Support Worker	37,000	(37,000)	-	-
Church View DLS Co-ordinator	40,000	(28,347)	-	11,653
Church View Equipment and Furnishings	29,257	(12,166)	-	17,091
Covid Funds	16,126	(6,678)	-	9,448
Gardening Grant	-	2,717	-	2,717
Darlington Connect	-	79,157	-	79,157
Sports Fund	-	4,000	-	4,000
	1,532,119	(95,269)	-	1,436,850
TOTAL FUNDS	1,816,064	186,339	-	2,002,403

continued...

20. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	1,418,166	(1,223,852)	194,314
Church View Apartments Refurbishment	-	(11,784)	(11,784)
Street Outreach - Designated	61,248	(26,404)	34,844
First Steps Housing Project - Designated	36,797	(30,876)	5,921
Out of Town - Designated	28,001	(24,764)	3,237
Housing First - Designated	17,498	(7,781)	9,717
Early Intervention Outreach Project - Designated	46,154	(31,258)	14,896
Floating Support - Designated	29,394	(14,395)	14,999
Move on Flats	29,749	(17,527)	12,222
Street Outreach Begging - Designated	13,000	(9,758)	3,242
	1,680,007	(1,398,399)	281,608
Restricted funds			
Floating Support Drugs and Alcohol service	50,500	(50,830)	(330)
Mental Health Support Worker	-	(8,750)	(8,750)
Early Intervention Outreach Project	69,000	(69,523)	(523)
Street Outreach Project	5,387	(5,368)	19
Client Move-On Funds	6,000	(7,182)	(1,182)
Church View Apartments Refurbishment	1,074	(87,260)	(86,186)
Church View Support Worker	95,571	(132,571)	(37,000)
Church View DLS Co-ordinator	-	(28,347)	(28,347)
Church View Equipment and Furnishings	-	(12,166)	(12,166)
Covid Funds	-	(6,678)	(6,678)
Gardening Grant	5,000	(2,283)	2,717
New Project Development Fund	12,587	(12,587)	-
Household Support Fund	200,000	(200,000)	-
Darlington Connect	120,000	(40,843)	79,157
Sports Fund	4,000	-	4,000
	569,119	(664,388)	(95,269)
TOTAL FUNDS	2,249,126	(2,062,787)	186,339

continued...

20. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.22 £	Net movement in funds £	Transfers between funds £	At 31.3.24 £
Unrestricted funds				
General fund	129,535	430,977	(111,102)	449,410
Church View Apartments Refurbishment	108,896	(23,568)	105,634	190,962
Church View Apartments - Designated	45,000	-	28,500	73,500
Street Outreach - Designated	-	31,721	(8,923)	22,798
First Steps Housing Project - Designated	514	9,188	(6,657)	3,045
Out of Town - Designated	-	3,194	(3,194)	-
Housing First - Designated	-	8,052	(2,217)	5,835
Early Intervention Outreach Project - Designated	-	13,423	(10,414)	3,009
Floating Support - Designated	-	15,852	(5,444)	10,408
Move on Flats	-	8,479	(1,309)	7,170
Street Outreach Begging - Designated	-	2,974	(2,974)	-
Christmas Shop	-	(20,721)	20,721	-
	283,945	479,571	2,621	766,137
Restricted funds				
Floating Support Drugs and Alcohol service	330	(330)	-	-
Mental Health Support Worker	8,750	(8,750)	-	-
Early Intervention Outreach Project	523	(523)	-	-
Street Outreach Project	(19)	545	(523)	3
Client Move-On Funds	2,924	(1,785)	-	1,139
Church View Apartments Refurbishment	1,397,228	(172,371)	-	1,224,857
Church View Support Worker	37,000	(37,000)	-	-
Church View DLS Co-ordinator	40,000	(39,854)	(98)	48
Church View Equipment and Furnishings	29,257	(24,331)	-	4,926
Covid Funds	16,126	(13,356)	-	2,770
Gardening Grant	-	2,689	-	2,689
New Project Development Fund	-	199,015	-	199,015
Darlington Connect	-	113,663	-	113,663
Sports Fund	-	1,452	-	1,452
Darlington Connect Manager	-	17,984	-	17,984
Christmas Shop	-	2,000	(2,000)	-
Family Food Store	-	3,504	-	3,504
	1,532,119	42,552	(2,621)	1,572,050
TOTAL FUNDS	1,816,064	522,123	-	2,338,187

continued...

20. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	3,210,344	(2,779,367)	430,977
Church View Apartments Refurbishment	-	(23,568)	(23,568)
Street Outreach - Designated	99,170	(67,449)	31,721
First Steps Housing Project - Designated	73,594	(64,406)	9,188
Out of Town - Designated	28,001	(24,807)	3,194
Housing First - Designated	27,497	(19,445)	8,052
Early Intervention Outreach Project - Designated	48,927	(35,504)	13,423
Floating Support - Designated	101,529	(85,677)	15,852
Move on Flats	47,775	(39,296)	8,479
Street Outreach Begging - Designated	13,000	(10,026)	2,974
Christmas Shop	(1)	(20,720)	(20,721)
	3,649,836	(3,170,265)	479,571
Restricted funds			
Floating Support Drugs and Alcohol service	63,317	(63,647)	(330)
Mental Health Support Worker	-	(8,750)	(8,750)
Floating Support Daily Living Skills	10,542	(10,542)	-
Early Intervention Outreach Project	69,000	(69,523)	(523)
Street Outreach Project	23,537	(22,992)	545
Client Move-On Funds	12,000	(13,785)	(1,785)
Church View Apartments Refurbishment	2,149	(174,520)	(172,371)
Church View Support Worker	198,408	(235,408)	(37,000)
Church View DLS Co-ordinator	1	(39,855)	(39,854)
Church View Equipment and Furnishings	1	(24,332)	(24,331)
Covid Funds	1	(13,357)	(13,356)
Gardening Grant	5,000	(2,311)	2,689
New Project Development Fund	228,634	(29,619)	199,015
Household Support Fund	570,000	(570,000)	-
Darlington Connect	244,114	(130,451)	113,663
Sports Fund	4,000	(2,548)	1,452
Darlington Connect Manager	35,000	(17,016)	17,984
Christmas Shop	2,000	-	2,000
Family Food Store	5,500	(1,996)	3,504
	1,473,204	(1,430,652)	42,552
TOTAL FUNDS	5,123,040	(4,600,917)	522,123

Floating Support Drugs and Alcohol service - this funding was received from Darlington Borough Council.

The Lodge - funded by grants and rooms puchased by the council and Harbour.

continued...

20. MOVEMENT IN FUNDS - continued

Healthy Lifestyle Coach - this was funded by Healthwatch Darlington and County Durham Community Foundation.

Begging/Street Outreach Initiative - alongside meeting the needs of those who beg, we are also seeking to ask members of the public to think before giving money; and act of generosity can be very destructive if the money is used to buy drugs or causes people to stay out on the street in sub-zero temperatures, putting their health at risk, in anticipation of getting easy money.

New Project Development Fund - funds from the Department for Levelling Up Housing and Communities for acquiring properties to house clients with specific difficulties.

Household Support Fund - government funding was given to 700 Club as a holding organisation. Funding paid to people in need and crisis in Darlington either by ourselves or partner organisations - assistance given in the form of vouchers.

Darlington Connect - funds from NHS to set up a central hub to sign post those in need to services. In this respect 700 Club is a holding organisation only.

21. EMPLOYEE BENEFIT OBLIGATIONS

The charity offers a defined contribution pension scheme for employees. The total employers contribution paid and due in the year to 31 March 2024 was £14,807 (2023 - £10,886).

22. RELATED PARTY DISCLOSURES

During the year 1 trustee was an employee of a related Local Authority and another trustee was employed by a related building society. All transactions with the authority and building society are made at arm's length on commercial terms and the individuals are not able to use their position to their commercial advantage.

23. ULTIMATE CONTROLLING PARTY

The charity is under the control of the trustees.

continued...

24. ACCOMMODATION IN MANAGEMENT

	As at 31 March 2022 Number	Additions Number	Disposals Number	Change in tenure Number	As at 31 March 2023 Number
Owned by 700 Club					
Bed & breakfast spaces	13	-	-	-	13
Apartment spaces	32	-	-	-	32
Family homes (3 bed houses)	-	2	-	-	2
Managed by 700 Club					
Hostel spaces	29	-	-	-	29
Individual flats	-	3	-	-	3
Total managed accommodation	**74**	**5**	**-**	**-**	**79**

All accommodation is supported.

25. STATEMENT OF COMPREHENSIVE INCOME

as required by the Housing SORP.

	Unrestricted £	Restricted £	Total 2024 £	Total 2023 £
Turnover	1,963,084	904,085	2,867,169	2,248,713
Operating expenditure	1,729,530	766,264	2,495,794	2,034,466
Operating surplus / (deficit)	233,554	137,821	371,375	214,247
Interest receivable	6,696	-	6,696	110
Interest payable and similar charges	42,287	-	42,287	28,018
Surplus / (deficit) before tax	197,963	137,821	335,784	186,339
Taxation	-	-	-	-
Surplus / (deficit) for the year	197,963	137,821	335,784	186,339
Other comprehensive income	-	-	-	-
Total comprehensive income / (loss) for the year	197,963	137,821	335,784	186,339

continued...

26. STATEMENT OF CHANGES IN FUNDS

as required by the Housing SORP.

	Unrestricted	Restricted	Total
	£	£	£
Balance as at 31 March 2022	283,945	1,532,119	1,816,064
Surplus / (deficit)	281,608	(95,269)	(186,339)
Transfers	-	-	-
Balance as at 31 March 2023	565,553	1,436,850	2,002,403
Surplus / (deficit)	197,963	137,821	335,784
Transfers	2,621	(2,621)	-
Balance as at 31 March 2024	766,137	1,572,050	2,338,187

700 CLUB

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
for the Year Ended 31st March 2024

	2024 £	2023 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	19,567	17,838
Investment income		
Deposit account interest	6,696	110
Charitable activities		
Grants receivable	1,391,783	1,059,798
Housing benefit	1,118,480	932,613
Residents room charges	304,199	210,073
Property contract	33,140	28,391
	2,847,602	2,230,875
Other income		
Other income	49	303
Total incoming resources	2,873,914	2,249,126
EXPENDITURE		
Raising donations and legacies		
Events	1,323	816
Charitable activities		
Wages	884,257	727,783
Social security	72,637	53,158
Pensions	12,769	9,649
Rates and water	27,950	30,782
Insurance	19,568	10,884
Light and heat	120,360	68,745
Telephone	1,318	1,472
Advertising and recruitment	2,133	11,661
Sundries	6,996	9,561
Management fees	158,791	144,588
Rent	32,989	5,310
Repairs and maintenance	67,475	63,784
Sanitation	1,654	6,572
Cleaning	10,400	12,460
Bank staff workers	109,495	139,720
Bad debts	10,231	6,962
Carried forward	1,539,023	1,303,091

700 CLUB

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
for the Year Ended 31st March 2024

	2024	2023
	£	£
Charitable activities		
Brought forward	1,539,023	1,303,091
Service user involvement	39,459	30,515
Community support	-	10,977
Freehold property	34,043	33,058
Improvements to property	99,319	99,180
Fixtures and fittings	22,212	19,893
Computer equipment	1,669	3,879
Bank loan interest	42,287	28,018
Grants to institutions	66,767	68,565
Grants to individuals	357,651	131,441
	2,202,430	1,728,617
Support costs		
Management		
Wages	95,607	85,083
Social security	10,683	9,714
Pensions	567	-
Rates and water	1,561	273
Insurance	7,005	5,791
Light and heat	49	3,390
Telephone	5,850	5,784
Postage and stationery	12,183	14,821
Advertising	-	790
Sundries	2,524	1,867
Rent	18,500	18,500
Office equipment	5,021	11,474
Office property repairs	2,469	8,063
Improvements to property	693	693
Fixtures and fittings	152	152
	162,864	166,395
Finance		
Wages	42,156	35,425
Social security	3,299	2,522
Pensions	939	649
Bank charges	1,416	1,474
	47,810	40,070
Information technology		
Broadband	4,812	5,589
Repairs and renewals	16,110	19,352
Carried forward	20,922	24,941

700 CLUB

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
for the Year Ended 31st March 2024

	2024	2023
	£	£
Information technology		
Brought forward	20,922	24,941
Computer support	6,286	5,714
Computer equipment	1,147	-
	28,355	30,655
Human resources		
Wages	31,415	26,589
Social security	3,079	2,543
Pensions	530	588
Sundries	4,281	251
Employee health plan	3,851	3,732
Recruitment	8,399	20,135
Peninsula fees	8,582	8,021
Staff training	10,117	7,572
	70,254	69,431
Governance costs		
Auditors' remuneration	4,112	3,992
Auditors' remuneration for non audit work	4,112	3,741
Legal fees	11,803	15,848
ISO fees	5,067	3,222
	25,094	26,803
Total resources expended	2,538,130	2,062,787
Net income	335,784	186,339

700 CLUB

England & Wales - Charity number 1056192

Accounts

REGISTERED COMPANY NUMBER: 03191544 (England and Wales)
REGISTERED CHARITY NUMBER: 1056192
REGULATOR OF SOCIAL HOUSING NUMBER: 4811

REPORT OF THE TRUSTEES AND

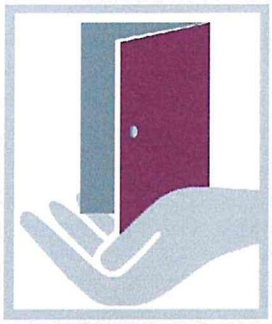
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

FOR

700 CLUB

CPT
Chartered Certified Accountants
Statutory Auditors
80 Victoria Road
Darlington
County Durham
DL1 5JG

700 Club



Annual Review

2022 - 2023

Local Charity Local Need Local People
We can do it together

Our Board of Directors and Trustees

Sally Hamilton
Company Secretary

Lee Vasey
Chair

Chris Hunter
Treasurer

Our Board brings together a wealth of expertise in areas relevant to the work of the 700 Club:

Housing and resettlement, financial planning, company risk management, criminal justice, the law, employment, drug treatment, alcohol recovery, mental health, trauma, debt, benefits, structure and advice.

They also bring lifetimes of experience in public and civic life.

Dr Susan
Waterworth
Director

David Allaway
Director

Milly Stoney
Director

From our Chair

It is more than a decade since I took on the role of 700 Chair. Across the years there have been many changes, the political climate has swung from left to right and back again, the country has endured a worldwide pandemic and the roller-coaster of the economy has impacted everyone, but especially the those less well off. Throughout it all the 700 Club has continued to support people in our community, attempting to bring relief to those suffering hardships, and assist those who lack a home find safety and security.

For the strength of their commitment, their willingness to 'go the extra mile', and for being there at the point of greatest need, I would like to thank the staff team and all those who lead the organisation.

Over the years, the organisation has grown significantly. For the organisation that has been a good thing, giving it the flexibility to support a range of people across the Darlington, but it is also a sad reflection of the wider social context, that organisations like the 700 Club are still needed, and needed more than ever.

I would like to extend thanks to all who support the organisation, both financially and morally; we can change things, but we can only do it together. Partnership is a clear theme running through this annual report, and rightly so. As this report attests, so much has been achieved, but it would not have been possible without the help and support of partners.

I would like to thank my fellow Board members who offer guidance and oversee the organisation's governance, giving selflessly of their time and expertise. And of course, the organisation would be nothing without the people who teach us the most, our service users. They are what the 700 Club is all about.

Lee Vasey

From our Chief Executive

As the reports below illustrate, the 700 Club continues to have an impact upon hundreds of lives. It is exciting to see lives changed, re-focussed, more fulfilled. We celebrate that, though readily acknowledge that the successes and the achievements we witness are not ours, but belong to the people with whom we work. We are so proud of each of them.

Looking back over the last year, it is hard to ignore the pressures that have been imposed by the rising cost-of-living, not just on service users, but the staff team and the organisation alike. In this regard it has been challenging year, but by working in partnership with commissioners, funders and other third-sector organisations we have remained resilient, and in spite of the pressures, have ended the year with positively. I would like to express my thanks to all of those who have worked alongside us.

A commitment to working in partnership has enabled the 700 Club to play a role in both the Darlington Connect initiative and the distribution of the Government's Household Support Fund. Both have illustrated how the Voluntary and Community Sector, when working harmoniously together, can be a powerful source for good in the community. I would like to pay tribute to all our partners for their collective generosity through a difficult time of austerity and cut-back.

An organisation stands or falls on the quality and commitment of its staff team. I would like to express my gratitude to the staff who have consistently gone the 'extra mile' in supporting both the service users and me, as together we work to fulfil the mission of the organisation. I would also like to express my thanks to the Board who have so willingly given their time, to our funders (large and small) who have made what we do possible, and to all our supporters and service users; we could not do what we do without you.

Yvonne Beattie

From our Treasurer

The year to March 2023 has been a challenging year as the 700 Club moved away from the pandemic and quickly into a cost of living crisis. In this period inflation reached it's highest level in almost 30 years with food and energy costs increasing markedly. In addition to this interest rates began to rise impacting the costs of housing and increasing the cost of borrowing. Despite these challenges the 700 club is in a robust financial position, helped significantly by the Church View project which had occupancy above forecast and provided a resilient source of funding in the year. Staff and management should be proud of the service they have provided over the last 12 months.

Chris Hunter

Our Strategic Aims

The Charity's Objects as defined by its Articles of Association are "the relief of those persons who are in conditions of need, hardship or distress, in particular by the provision of temporary accommodation and social housing."

Our Primary Objectives:

The strategic vision that shapes our charitable activity is the reduction of homelessness by preventing and intervening in its causes. We therefore aim to do three things:

- To prevent people from becoming homeless
- To help people who are homeless
- To support vulnerable individuals to live independently in their own accommodation.

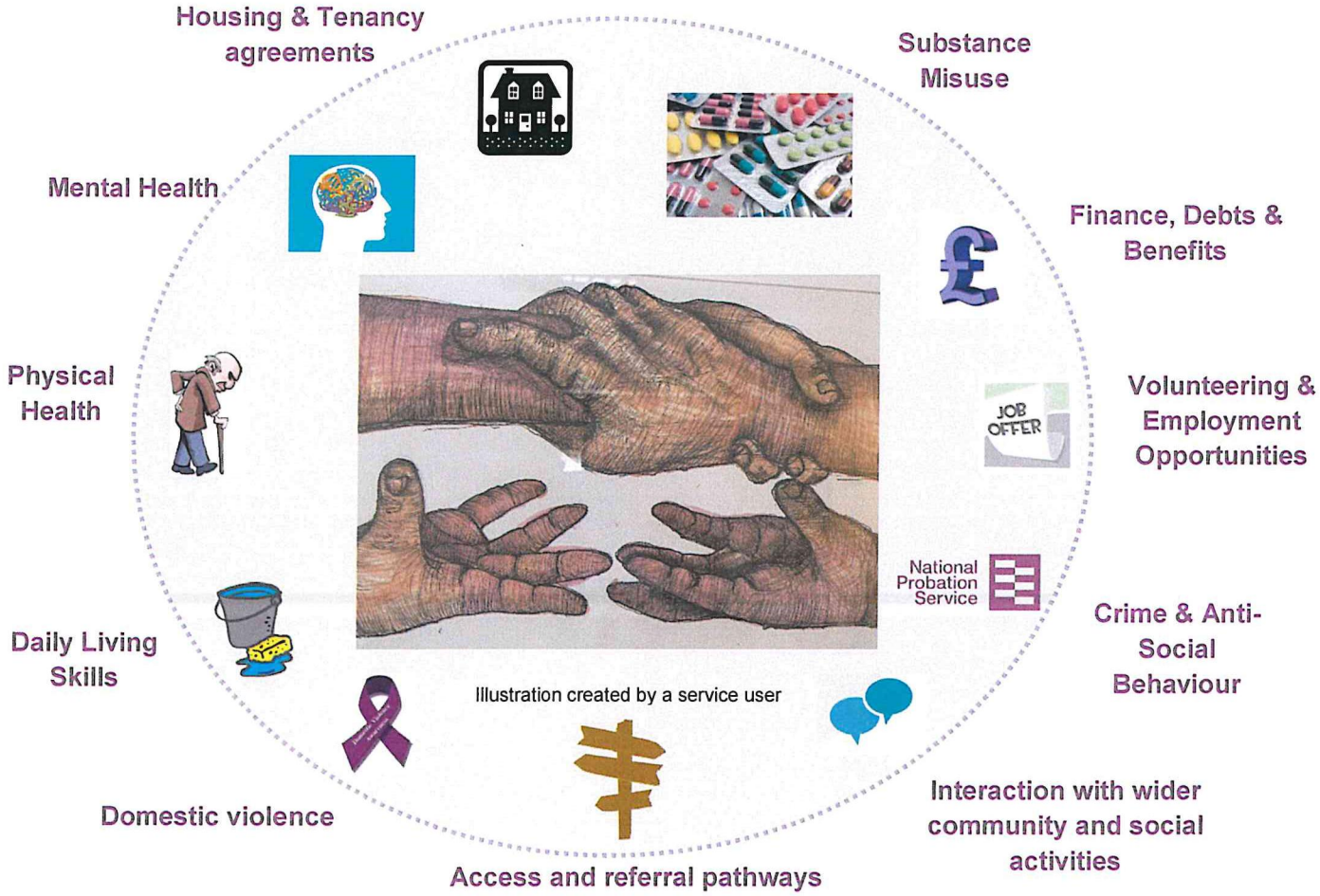
Our Values:

- To believe in people when they do not believe in themselves
- To be person centred not problem centred
- To embrace working in partnership
- To promote independence, inter-dependence and confidence

Overview of the 700 Club Services

The 700 Club exists to meet the needs of those who are homeless and for those who are vulnerable and in distress across Darlington. The organisation supports individuals to live independent lives through a wide portfolio of different services.

Across all of our projects, our aim is to give people the tools, skills and confidence to be able to achieve independence and to sustain a tenancy; this we do by offering holistic support, tailored to individual need. We work with a range of agencies to offer support around:



Accommodation

Hostels

The hostel service provides service users intense support for up to a year. This year, **56** service users completed their package of support with the service, Individuals reported that they felt improvements in their lives in areas such as mental health, substance abuse, reduction in reoffending and debt. They also recorded having exiting our service they were confident to work with external agencies relevant to their need.

Individuals were supported to obtain accommodation across the whole of Darlington from all sectors including local authority, lower needs supported housing, private and social landlords. For some service users for whom it was difficult to source accommodation because of their criminal history, working with Darlington Borough Council we were able to utilise the Offender's Fund to help move on some people with limited options into private accommodation.

This year, we have been able to return to some of our pre-COVID activities. Residents have been able to enjoy their visitors returning to the hostels, however, some precautions have remained in place. We encourage service users to keep up to date with their vaccinations, and to test for COVID if they feel unwell. We also encourage testing for BBV and ensure they are up to date on their flu vaccine.

The in-house daily living skills course continues to be well attended. We also continued to encourage external training providers such as Step Forward Tees Valley, Morrisons Trust and Darlington College, helping to prepare service users to become employment ready in in a wide range of areas (IT to catering) etc.

Before people move on from our accommodation we ensure they have a support network around them from. Last year, 47 of the 56 people who moved on from the service left with support from an external agency. These agencies included Talking Changes, Humankind Outreach, 700 Club Outreach, Darlington College, Police Welfare Team, Victim Support, CAB, social workers, probation, West Park Hospital, CPN's, Roots, Morrisons Trust, 'We are With You' and many more.

Simon's Story – A Case Study

Background:
Simon was living with his mother and her new partner. Simon did not get along with the new partner. He assaulted his sister, resulting in breaking her jaw, and was asked to leave the home as a result, he was 15 years old at the time, rendering him homeless. Since then, Simon, now 23, has stayed with accommodation providers and sofa surfed with friends.

Support Provided

- **Accommodation:** *Simon could not return to the family home and had numerous failed tenancies. He accepted the offer of accommodation in St Georges Hall and commented that having access to staff 24/7, a support worker, a controlled entry system, and having his own key made the decision easy, as he felt he would be safe. Simon settled into his new surroundings and started to build a trusting relationship. Housing applications were made to numerous housing providers and shortly after, Simon was offered a flat in the area where he wanted to live; very close to local amenities. He was provided with floating support to ensure a smooth transition.*
- **Finance:** *Simon was in receipt of universal credit paid monthly into a Darlington Credit Union account. He had struggled to budget effectively and had large arrears with numerous debts. Simon was encouraged to engage with CAB and with their help he managed pay off arrears and stay on top of his rent by setting up a standing order. He was supported to learn to budget with budgeting, helping him identify how best to spend his money and what savings could be made and to help stretch his income a little further.*
- **Mental Health:** *Simon was encouraged to liaise with his GP and was supported to ensure he ordered, collected and took his prescribed medication regularly. Simon was referred to Talking changed where he was assigned a mental health worker. He was encouraged to carry out self-help techniques. Simon commented that due to the fact the hostel was staffed 24/7, when he was feeling low, he had a physical person to talk to which made him feel more confident and felt he was not alone.*
- **Crime:** *Simon was on a probation 2 year suspended sentence. Staff supported him in attending these probation appointments. Support to access an anger control course was sourced and a referral was also arranged to Harbour.*

Synopsis
Simon made significant progress in addressing his needs during his time in the hostel. Simon stated what helped him progress towards accepting and engaging with support was the relationship he built with his Key Worker. Simon states he now feels more stable, more able to live independently and has become reconciled to his sister and family.

The Lodge

The Lodge offers 'emergency' accommodation for people in immediate housing need. Its main function is to respond at the moment of crisis and to identify positive ways forward for the individuals who use it. The project is accessible and staffed 24/7 and is therefore able to receive referrals at any time, avoiding the need for people 18+ to be either street homeless. Alongside the 12 other rooms, one room has been sponsored by Harbour for the safe accommodation of victims of domestic abuse.

Over the last year, **123** individuals accessed the Lodge. As within other 700 Club services, there has been a dramatic increase in individuals presenting with poor mental health. This year, 91 individuals suffering with mental health have been supported to start to address their issues. Referrals have also been made to other services such as Talking Changes and Darlington MIND.

This year, we have focussed on refurbishment. All of the residents and communal areas have been redecorated and new carpets fitted. New furniture is also on its way. Over the coming year, Victoria Road is also going to see a refurbishment due to the trains station redevelopment. We are accessing a grant from Darlington Borough council for work to the exterior of the building This will include new draining pipes, sash window fittings, new railing, new mosaic patio, etc.

Church View Apartments

Church View Apartments comprise 32 move-on apartments for individuals who have low needs but high vulnerabilities. It caters for individuals aged 18+ who are capable of living independently but who lack the skills or confidence to do so. During their residency, which can be up to a year, the service aims to support individuals to live independently.

Over the last year, **51** individuals have completed their package of support and moved on to their own accommodation. Sourcing move-on accommodation is difficult in the current economic climate, but the fact that individuals have completed a support package and proved their skills as good tenants makes sourcing accommodation easier.

The project has a dedicated Activities Coordinator who actively supports service users to be involved within the wider community. This year, residents have chosen to be involved in activities such as arts and crafts, volunteering, education, learning new skills, training, employment, sports, etc.

Outreach Services

Substance Misuse Outreach Support Service

Building a professional relationship that involves trust, honesty and openness is the key foundation of supporting individuals to move-on with their lives. **55** individuals have completed their package of support from the Floating Support Substance Misuse service this year. In addition, the service offers a Drop-In Service which supports individuals with immediate needs who wish to access services in an ad-hoc fashion.

Many individuals who presented to the service were initially without any accommodation, sofa surfing, living in inappropriate accommodation or staying in temporary housing.

Many individuals who came to us had complex or chaotic life styles; their primary needs were support finding suitable accommodation and support with alcohol and/or drug misuse or a combination of both.

Moreover, additional needs that the floating support service identified with individuals were areas with finance, debt, support to attend appointments, budgeting, physical ill health, mental health difficulties, offending behaviours and most noteworthy, lacking a meaningful occupation or interest to participate in, which offers individuals' fulfilment, a purpose each day, a positive use of time to aid to their enhancement and quality of life.

We have found this year that demand for appropriate housing are limiting and as a result, the length of time supporting people to meet their housing goals has had to be extended. The average length of service is 6-9 months before moving onto independence, however some individuals with multiple needs need a longer intervention period to enable them to address their issues and move on to be in control of their life.

Anna's Story – A Case Study

Background
Travelled back to home town to flee prostitution and exploitation and was staying with family which was becoming untenable. There was a history of substance misuse and mental health difficulties – causing difficulties with management of physical health, mental health and budgeting.

Support Provided

- *Finance - Benefits had been suspended due to no communications with DWP. Supported to re-establish ESA and PIP awards. Later supported to transfer from ESA to Universal Credit with LCWRA.*
- *Housing - Anna was supported to submit applications to a number of social and private landlords.*
- *Substance Misuse – Anna was using Stimulant & Opioids regularly. She was referred to WAWY and supported to attend and she also engaged with support by floating support staff.*
- *Mental Health – Anna suffered with bipolar disorder and personality disorder. Initially supported to attend GP appointments to build trusts with services and later engaged with West Park Hospital for medication and support.*
- *Crime – Anna used violence and threats towards others and a weapon used as self-preservation. She was supported to attend Probation until end of service.*

Synopsis
Following intervention from the Floating Support Service, Anna now has accommodation, her finances have been maximised and budgeting is managed. Substance misuse has ceased and her mental health has stabilized. No new criminal behaviour has occurred and probation has been completed. Anna's confidence has been enhanced and she is looking forward to commencing education in the near future.

Street Outreach & Begging Project

It is generally assumed that people who beg are homeless, but in Darlington this is rarely the case. The core issues confronting those who were begging were substance misuse and the rising cost of living.

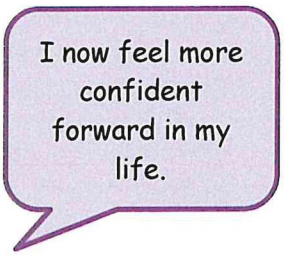
This year has seen an increase of people begging or sleeping rough. There have been **18** people begging throughout the town and **28** rough sleepers located, with 8 out of the 28 people sleeping rough also being known to beg. All those who beg are offered daily support with any housing related issue, benefits, medical appointments, mental health, etc. Many initially decline what is offered, but then it is a matter of building a rapport with them and keeping them up to date so they know that

support is available when they are ready to accept it whilst working closely with other agencies in the town and keep them up to date on a need to know basis.

Affordability accommodation is a big barrier to sourcing accommodation. There are also many landlords across the North East that will not accept individuals that we work with, due to their ongoing issues with substance misuse and criminal activity. Many of the street outreach clients are high risk clients and unfortunately there is no accommodation for them to access. It can take a long time to build a relationship with an individual, to enable them to trust us. It is only then and when they are ready to engage in support that we can truly support them. Sometimes it can take one day; for others it can take months. It's a case of never giving up on someone and always being there when they are ready to engage.

Housing First & Next Steps

Working in partnership with Darlington Borough Council, are small initiatives operating with two tenancies. It is built on a reversal of the traditional homelessness pathway of support leading to accommodation, and instead, begins with the offer of accommodation and then surrounds the tenant in a network of appropriate support.



We receive referrals primarily from the Housing Option's team and from 700 Club hostels with a variety of different complex needs. They are supported over the year of their tenancy to gain confidence and the life skills needed to maintain their own tenancy permanently.

We aim to support service users holistically within the properties to learn independence by encouraging engaging in community activities such as employment, training, education, volunteering or other meaningful activities. They are supported intensely with a view to moving on to independent housing of their own

Kelly's Story – A Case Study

Background

Kelly was referred to Next Steps project after living in a damp cold flat for over 3 months. Kelly has ongoing health issues that were becoming worse due to her living conditions. Kelly was struggling financially, mentally and physically partially as a result of suffering from domestic violence in the past from her father.

Support Provided

- **Finance –** *Kelly was supported with a budgeting form and to set up payment plans/direct debts for her current and previous bills. Kelly managed to improve her finances with her bills being on direct debits as she was then able to budget her remaining money for the month. This also helped Kelly reduce the amount of times she had to use the food bank as she was able to make her money last longer. Kelly was supported to find the best and cheapest way to shop more for her money.*
- **Mental Health –** *Kelly was a victim of domestic violence from her father when she was younger. She was supported to attend Talking Changes and Harbour to help with her past trauma. Kelly worked with both agencies and became more confident in herself.*
- **Physical Health –** *Kelly was diagnosed with Learning disabilities when she was a young child and has struggled growing up as she was never allocated a social worker. Kelly has received a lot of support from her mum and then went on to become a mum herself. After Kelly had her little boy she was diagnosed with diabetes. Kelly struggled massively with her diabetes and was always unwell. Kelly was supported to attend a GP appointment to have her medication reviewed. From this appointment Kelly has more medication to take and after 4 months Kelly's diabetes has improved.*
- **Housing –** *Kelly had been applying for private rented and other housing agencies, however did not have the funds for rent upfront and bonds. Kelly was supported to place bids daily on the DBC website to enable her to secure a long-term council property. Kelly was accepted for a council house with her partner after 3 months of applying. Kelly was so happy she was able to settle in her new home with her new furniture that she received from Community care grant. Kelly settled in well with her new partner and is feeling so much more confident from when she first joined the project.*

Synopsis

After Next steps project, Kelly's situation and life are greatly improved. She has learnt to cope with her emotions and past trauma in a more positive way. Kelly has also improved her health and is feeling more fit and confident. Kelly has also managed to budget her money and reduce her debts which will prevent eviction and homelessness.

Across the Projects

After the restrictions over the last few years, service user activities have returned to be as close to 'normal' as we can get. All have enjoyed seasonal activities at Easter, Halloween, and Christmas, when individuals got involved in activities such as egg decorating, drawing, writing poems, quizzes and crafts. Gardening also took place in the poly-tunnel at Hope House and this year saw the return of the annual '700 Club's Got Talent' show held in St Augustine's Parish Hall.

We celebrate what service users do, but also what they contribute through lived experience to the development of the organisation which we value. From the beginning the 700 Club has sought to listen to the needs of those who access its services, and if there are needs which remain unmet, the organisation seeks to respond.

Darlington Connect

This year, we have worked in partnership with staturory and other voluntary and charitable organisations across Darlington to develop Darlington Connect. This shop is a resource, located within the town centre that helps the people within the community of Darlington access the help that they require. The Governments Household Support Fund is also being delivered from Darlington Connect, enanbling people to access the cost of living support.

On 23/04/23, the Worshipful, the Mayor of Darlington, Councillor Anne-Marie Curry, cut a ribbon to officially open the premises Darlington Connect at 6, Northgate (next to Costa Coffee). The occasion was witnessed by over 50 guests representing the statutory and voluntary partners who have come together to deliver this landmark project to help the people of Darlington.

Darlington Connect is open to anyone who needs any kind of help. The purpose, as its name announces, is to connect people to the help they need, and facilitate joined-up, coordinated, access to the many excellent services and support agencies that exist across the town, whether through the voluntary and community sector, Tees, Esk and Wear Valleys NHS Foundation Trust or Darlington Borough Council.

However, the project is more than a sign-posting agency, it is a multi-agency network in which experienced support workers will help people access the right help, at the right place, at the point where it is needed.

Darlington Connect is open Monday to Friday 9.00am-3.30pm

Working in Partnership

We do not support our service users alone; the support we give around mental health, substance misuse, domestic violence, crime, rehabilitation, physical ill-health, etc, is all done in partnership with specialist agencies across Darlington. We would like to thank all our partners for the support offered. By all working together, we can then offer a range of support which benefits and fully meets the needs of all service users.

We would like to take this opportunity to thank our service users who have taught us so much.

We would also like to say a huge thank you to our funders and donors for making the work we do possible.

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for the Year Ended 31 March 2023

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700 CLUB

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2023

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

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objectives of the Charity are the relief of those persons in the North-East of England (being the area to the East of the Pennines stretching from and including the county of North Yorkshire in the South to the border with Scotland in the North) who are in conditions of need, hardship or distress, in particular by the provision of temporary accommodation.

The overall strategy of the Charity is shaped by its charitable objects and exemplified in the Annual Review.

The primary measure of success is that individuals are able to live independently, without support, in accommodation of their choice. Overcoming the barriers to this includes addressing issues like addiction, anti-social behaviour, and skills deficit. Projects are all presented in the Annual Review.

The Trustees' short-term objective is to maintain and sustain current business by ensuring that funding is in place and that new funding streams are identified. Longer term objectives are set out in the 5-year business plan. Following the success of the Church View Apartments Project, the Trustees are progressing a plan to provide longer-term accommodation for difficult to manage individuals who require intense support.

STRATEGIC REPORT

Achievement and performance

Charitable activities

Please see Annual Review.

Funding is in place to secure all projects in the designated timescale.

No material expenditure was incurred in the work of fundraising. Charitable income is gained using the charity's existing resources.

The charity has responsibility for approximately 150 people each day.

Improved housing status translates into improvements in other areas. For example, lower levels of drug/alcohol consumption, greater uptake of treatment services, lower levels of drug related crime, higher levels of public safety, less long-term use of medical services. The organisation has developed specialist skills in working with those experiencing addiction.

All projects have different performance indicators that align with the interests of the funder.

Investment performance

The charity does not hold any investments.

Internal and external factors

Change of political administration is a risk factor - as change risks adjusting funding priorities. The charity is strongly supported by the current Labour administration and by the Local Authority. Its work is aligned to the priorities laid out in the local strategy and is contributing to its revision. Its work aligns to the 2021-26 'Community Safety Plan'.

The after effects of the pandemic are still impacting the acquisition of funding, and budgets everywhere are being squeezed by the cost-of-living crisis. The organisation has nevertheless coped well with the pressures and maintained all services except the Early Intervention Service which was not recommissioned.

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2023

STRATEGIC REPORT

Financial review

Financial position

The charity had a overall surplus of £186,339 for the year ended 31 March 2023 (2022 - deficit £161,494). This consisted of a surplus on unrestricted funds of £281,608 (2022 - £54,473) and deficit of £95,269 (2022 - £215,967) on restricted funds.

The total funds available to the charity at the year ended was £2,002,403 (2022 - £1,816,064) consisting of £565,553 (2022 - £283,945) of unrestricted funds and £1,436,850 (2022 - £1,532,119) of restricted funds.

The charity is financially strong and is again operating with a surplus. The development of Church View Apartments and the impact of Covid-19 on achieving full occupancy that led the 2022 accounts into deficit, has now been overcome.

Principal funding sources

The financial position of the charity has remained stable. Where funding streams have come to an end, new money has been found. Local Authority funding is acquired through public tender. Risk of loss of contract income is minimised by high emphasis on quality of delivery.

The Board of Trustees review the company risk register on a regular basis.

Investment policy and objectives

The Charity does not have a policy for the selection of investments or for the selection of those who might receive monetary grants out of the assets of the charity.

Reserves policy

The 700 Club has a reserves policy. The Board consider that it is prudent to set aside, in reserves, an amount equivalent to three months operating costs calculated and reviewed annually. Only some of the company's reserves are liquid.

Funds in deficit

The Charity does not have any funds materially in deficit.

Future plans

The Trustees intend to maintain the current projects for future periods. The intention is to develop a specialist project for individuals who have failed to thrive along the existing homelessness pathway. An exploration of working with the Ministry of Justice is also ongoing.

The charity is moving towards a situation where it is sustainable in the long term. Local Authority contracts have been assigned for the next six years.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

The 700 Club is a company limited by guarantee, incorporated on 26 April 1996 and registered as a charity on 17 June 1996. The charitable company was established under a Memorandum of Association which established the objects of the charitable company and is governed under its Articles of Association. The Memorandum and Articles of Association were both amended by Special Resolutions dated 8 January 1998, 10 September 1998, 22 November 2005, 19th February 2015 and 14th June 2019.

The Memorandum of Association contains various powers (such as powers to acquire property, to borrow money, to employ staff and to provide advice and support) exercisable in pursuit of the Objects.

From 5 March 2015 the Charity registered as an RSL with the Homes and Communities Agency (4811), now regulated by the Regulator of Social Housing.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

The 700 Club always welcomes approaches from people interested in joining the Board. The Board members themselves take a proactive approach to recruitment, speaking with people they feel would have something to contribute to the Charity at the Board level.

Prospective Board members receive a welcome pack including a full explanation as to how the 700 Club operates and what would be expected of them as a member of the Board. The explanation includes their responsibilities under both the Companies Acts and the Charities Acts.

Prospective Board members start with the 700 Club as formal attendees/co-opted members until the Annual General Meeting takes place and they either become Directors/Trustees or they remain formal attendees/co-opted members because that fits in with their other role(s) and the demands on their time.

Organisational structure

This is covered elsewhere in the Annual Review.

Decision making

The Board/Trustees are advisory and offer scrutiny over the operational aspects of the charity. Senior Management Meetings are the primary decision making context (minutes are stored) for operational matters.

Induction and training of new trustees

As part of their induction, the Board members receive a welcome pack that contains relevant Charities Act and Companies Act details, explanation of the Trustee role and responsibilities and relevant job description, details about the Board structure, code of practice, conflict of interest policy and procedures, 700 Club Board level governance principles, Memorandum and Articles of Association, long term strategy, current business plan, details about various projects within the 700 Club and any relevant forms. They are also invited to look round 700 Club projects and meet the staff and volunteers from various work streams. They are invited to other internal and external meetings to improve the knowledge, skills and understandings relevant to the voluntary work they do for the Charity.

Key management remuneration

The Board set the salary increments on annual basis. Salary levels are set using comparative data from similar organisations. The CEO and Head of Strategy and Development's salary is assessed relative to parallel roles elsewhere.

Wider network

The charity has no formal relationship with any other body except through the provision of revenue (contracts, grants, etc). Strong operational partnerships are in place, however, with the Police, Local Authority, and CAB. The charity forms partnerships to assist service users reach their goals. The charity has been instrumental in both the development of Darlington Connect and in administering the Government Household Support Funding. It hold funds for both.

Risk management

The 700 Club has developed, established, and implemented a range of relevant policies, controls, and procedures to identify, mitigate and monitor the risks to which the charitable organisation may be exposed. In every area of its charitable business, namely people (clients, staff, volunteers, and visitors), finance, health and safety, quality, environment, property, and reputation, it tries to minimise risks and optimise positive outcomes.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

03191544 (England and Wales)

Registered Charity number

1056192

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2023

Registered office
Roadway House
Beaumont Street West
Darlington
County Durham
DL1 5SX

Trustees
Mrs M Stoney Trustee
Dr S Waterworth Trustee
L Excell Trustee
L Vasey Chairperson
S Hamilton Trustee
D Allaway Trustee
C D Hunter Treasurer

Company Secretary
S Hamilton

Auditors
CPT
Chartered Certified Accountants
Statutory Auditors
80 Victoria Road
Darlington
County Durham
DL1 5JG

Solicitors
Latimer Hinks
5-8 Priestgate
Darlington
Co. Durham
DL1 1NL

Bankers
Barclays Bank plc
31 High Row
Darlington
County Durham
DL3 7QS

Regulator of Social Housing number
4811

The key personnel are Yvonne Beattie (CEO) and John Elliston (Head of Strategy and Development). They are the conduit between the Board and the workforce in both directions.

PUBLIC BENEFIT
The charity's aims and achievements are set out within this report. The activities set out in this report have been undertaken to further the charity's charitable purposes for the public benefit. The Trustees have complied with the duty under Section 17 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charities Commission and the trustees have paid due regard to this guidance in deciding what activities the charity should undertake.

700 CLUB

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2023

MEMBERS
Membership of the 700 Club is open to all adults who live or have a place of work within 20 miles of Darlington Market Place and who are accepted by the Directors as members.

Members have the right to vote at General Meetings, the voting rights including the appointment of the Directors of the charity. Members receive regular updates on the work of the charity and have opportunities to look round the projects and find out more about the work of the 700 Club.

STATEMENT OF TRUSTEES' RESPONSIBILITIES
The Trustees (who are also the Directors of 700 Club for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law and social housing legislation requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the Trustees are required to

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed and the Statement of Recommended Practice Accounting by registered social housing providers 2018, subject to any material departures disclosed and explained in the finance statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees are responsible for ensuring that the Report of the Trustees is prepared in accordance with the Statement of Recommended Practice: Accounting by registered social housing providers 2018.

In so far as the Trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS
The auditors, CPT, will be proposed for re-appointment at the forthcoming Annual General Meeting.

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on .....21/9/23..... and signed on the board's behalf by:

L Vasey JP
.....
L Vasey - Trustee

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF 700 CLUB

Opinion

We have audited the financial statements of 700 Club (the 'charitable company') for the year ended 31 March 2023 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:
- give a true and fair view of the state of the charitable company's affairs as at 31 March 2023 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:
- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception
In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:
- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

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

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

Our responsibilities for the audit of the financial statements
Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Assessing and responding to risks of material misstatement due to non-compliance with laws and regulations:
We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience, and through discussion with key management in their identification and policies and procedures regarding compliance with laws and regulations.

The identified laws and regulations were shared with the audit team and the team remained alert to indications of non-compliance throughout the audit.

The charitable company is subject to laws and regulations that directly affect the financial statements including financial reporting legislation. We determined that the following laws and regulations were most significant; Employment Rights , Health and Safety at Work, Safeguarding and Pensions legislation. Whilst the charitable company is subject to other laws and regulations, we did not identify any others where the consequences of non-compliance could have a material effect on amounts or disclosures in the financial statements, including going concern.

We undertook a thorough review of the board minutes with a view to identifying any instances of non-compliance.
Assessing and responding to risks of material misstatement due to fraud:

We assessed the susceptibility of the charitable company's financial statements to material misstatement, including how fraud might occur. We considered the opportunities and incentives that may exist within the organisation for fraud, we also considered the impact of any business targets, the personal financial circumstances of management and staff to create a driver for fraud. .We identified the greatest potential for fraud in the following areas; posting of fraudulent journal entries, authorisation, processing, payment of fraudulent expenses and revenue recognition.

Audit procedures performed by the engagement team included:
- Enquiring of key management as to the procedures and policies to prevent and detect fraud.
- Reading board minutes.
- Using analytical procedures to identify any unusual or unexpected relationships.
- Identifying and testing journal entries, in particular any journal entries posted with unusual account combinations.
- Testing income, in particular cut off testing, to establish if income has been recorded in the correct period.

The identified fraud risks were shared with the audit team and the team remained alert to indications of fraud throughout the audit.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

Use of our report
This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Brian Thompson (Senior Statutory Auditor)
for and on behalf of CPT
Chartered Certified Accountants
Statutory Auditors
80 Victoria Road
Darlington
County Durham
DL1 5JG

Date: 21/9/23

700 CLUB

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
for the Year Ended 31 March 2023

	Notes	Unrestricted funds £	Restricted funds £	2023 Total funds £	2022 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	17,452	386	17,838	25,564
Charitable activities	4				
Hope House		384,440	-	384,440	373,987
St Georges Hall		287,104	-	287,104	273,829
Floating Support Projects		75,549	123,500	199,049	181,845
The Lodge		224,361	-	224,361	171,324
Street Outreach Project		74,250	5,000	79,250	14,750
CMF		-	6,000	6,000	6,000
Covid-19 Measures		-	-	-	21,195
Church View Apartments		493,055	101,646	594,701	287,221
Housing First		17,500	-	17,500	2,500
Out of Town Support		28,000	-	28,000	28,000
First Steps Housing Project		36,795	-	36,795	40,795
Move on Flats		41,088	-	41,088	-
New Project Development		-	12,587	12,587	-
Wider Community Support		-	320,000	320,000	-
Investment income	3	110	-	110	87
Other income		303	-	303	1,418
Total		1,680,007	569,119	2,249,126	1,428,515
EXPENDITURE ON					
Raising funds	5	796	20	816	917
Charitable activities	6				
Hope House		374,815	-	374,815	355,686
St Georges Hall		283,202	-	283,202	261,533
Floating Support Projects		45,611	129,103	174,714	170,585
The Lodge		266,373	-	266,373	199,673
Healthy Lifestyle Coach		-	-	-	4,800
Street Outreach Project		36,146	5,368	41,514	23,286
CMF		-	7,182	7,182	3,695
Covid-19 Measures		1,815	6,678	8,493	27,248
Church View Apartments		294,105	262,607	556,712	479,567
Housing First		7,781	-	7,781	5,439
Out of Town Support		24,762	-	24,762	21,963
First Steps Housing Project		30,867	-	30,867	35,617
Move on Flats		21,091	-	21,091	-
New Project Development		-	12,587	12,587	-
Wider Community Support		11,035	240,843	251,878	-
Total		1,398,399	664,388	2,062,787	1,590,009
NET INCOME/(EXPENDITURE)		281,608	(95,269)	186,339	(161,494)
RECONCILIATION OF FUNDS					
Total funds brought forward		283,945	1,532,119	1,816,064	1,977,558

The notes form part of these financial statements

700 CLUB

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
for the Year Ended 31 March 2023

	Notes	Unrestricted funds £	Restricted funds £	2023 Total funds £	2022 Total funds £
TOTAL FUNDS CARRIED FORWARD		565,553	1,436,850	2,002,403	1,816,064

The notes form part of these financial statements

BALANCE SHEET
31 March 2023

	Notes	Unrestricted funds £	Restricted funds £	2023 Total funds £	2022 Total funds £
FIXED ASSETS					
Tangible assets	13	689,687	1,349,495	2,039,182	2,122,952
CURRENT ASSETS					
Debtors	14	79,544	1,144	80,688	45,438
Cash at bank and in hand		383,893	188,801	572,694	340,461
		463,437	189,945	653,382	385,899
CREDITORS					
Amounts falling due within one year	15	(56,571)	(102,590)	(159,161)	(152,632)
NET CURRENT ASSETS		406,866	87,355	494,221	233,267
TOTAL ASSETS LESS CURRENT LIABILITIES		1,096,553	1,436,850	2,533,403	2,356,219
CREDITORS					
Amounts falling due after more than one year	16	(531,000)	-	(531,000)	(540,155)
NET ASSETS		565,553	1,436,850	2,002,403	1,816,064
FUNDS	20				
Unrestricted funds				565,553	283,945
Restricted funds				1,436,850	1,532,119
TOTAL FUNDS				2,002,403	1,816,064

The financial statements were approved by the Board of Trustees and authorised for issue on 21/9/23 and were signed on its behalf by:

L Vasey - Trustee

C D Hunter - Trustee

The notes form part of these financial statements

700 CLUB

CASH FLOW STATEMENT
for the Year Ended 31 March 2023

	Notes	2023 £	2022 £
Cash flows from operating activities			
Cash generated from operations	1	347,669	124,537
Interest paid		(28,018)	(17,956)
Net cash provided by operating activities		319,651	106,581
Cash flows from investing activities			
Purchase of tangible fixed assets		(73,085)	(58,153)
Sale of tangible fixed assets		-	1,450
Interest received		110	87
Net cash used in investing activities		(72,975)	(56,616)
Cash flows from financing activities			
Loan repayments in year		(14,443)	(16,917)
Net cash used in financing activities		(14,443)	(16,917)
Change in cash and cash equivalents in the reporting period		232,233	33,048
Cash and cash equivalents at the beginning of the reporting period		340,461	307,413
Cash and cash equivalents at the end of the reporting period		572,694	340,461

The notes form part of these financial statements

NOTES TO THE CASH FLOW STATEMENT
for the Year Ended 31 March 2023

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

	2023 £	2022 £
Net income/(expenditure) for the reporting period (as per the Statement of Financial Activities)	186,339	(161,494)
Adjustments for:		
Depreciation charges	156,855	152,403
Profit on disposal of fixed assets	-	(1,418)
Interest received	(110)	(87)
Interest paid	28,018	17,956
(Increase)/decrease in debtors	(35,250)	18,859
Increase in creditors	11,817	98,318
Net cash provided by operations	347,669	124,537

2. ANALYSIS OF CHANGES IN NET (DEBT)/FUNDS

	At 1.4.22 £	Cash flow £	At 31.3.23 £
Net cash			
Cash at bank and in hand	340,461	232,233	572,694
	340,461	232,233	572,694
Debt			
Debts falling due within 1 year	(15,422)	5,288	(10,134)
Debts falling due after 1 year	(540,155)	9,155	(531,000)
	(555,577)	14,443	(541,134)
Total	(215,116)	246,676	31,560

The notes form part of these financial statements

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 Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', the Statement of Recommended Practice Accounting for Registered Social Housing Providers 2018 (Housing SORP), the Accounting Direction for Private Registered Providers of Social Housing 2022, the Companies Act 2006 and 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)' . The financial statements have been prepared under the historical cost convention.

The charitable company is private limited by guarantee, incorporated in England. Registration numbers and registered office are listed in the Report of the Trustees, reference and administrative details.

The 700 Club is both a registered charity and a registered social housing landlord and sees both of these areas represented significantly in its activities. In particular, it receives a large amount of charitable income.

The charity have departed from the Housing SORP by opting to produce a Statement of Financial Activities under the Charities SORP because it judged this treatment more appropriate in presenting detailed information to the members. To comply with the Housing SORP, in addition to inclusions of a Statement of Financial Activities, a separate Statement of Comprehensive Income and Statement of Changes in Funds have been presented in notes 25 and 26.

Income
Income is generally recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably. Exceptions are as follows:-

Grants
Grants relating to revenue are recognised as income on a systematic basis over the period in which the costs associated with the grant are recognised.

Grants that are receivable for expenses already incurred are recognised in the period receivable.

Grants for fixed assets are recognised as income on a systematic basis over the expected useful life of the asset.

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

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	- 5% on cost
Improvements to property	- 15% on cost and 5% on cost
Fixtures and fittings	- 25% on cost
Computer equipment	- 25% on cost

Tangible fixed assets costing more than £3000 are capitalised and included at cost less attributable depreciation. All repairs and renewal costs relating to the hostels have been charged to the Statement of Financial Activities.

continued...

1. ACCOUNTING POLICIES - continued

Tangible fixed assets

Included within tangible fixed assets are items purchased using restricted funds. These items are released into the Statement of Financial Activities over the useful life of the asset.

Housing association properties are included in freehold and improvements to property, as the properties have not yet had all individual components replaced, the properties are treated as a whole and rates for depreciating different components will be established once replacements commence. Rates established to date:

Boilers	- 15% on cost

Taxation
The charity is exempt from corporation tax on its charitable activities.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension costs and other post-retirement benefits
The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Financial instruments
The charity only holds basic financial instruments as are defined in FRS 102.

2. DONATIONS AND LEGACIES

	2023	2022
	£	£
Donations	17,838	25,564

3. INVESTMENT INCOME

	2023	2022
	£	£
Deposit account interest	110	87

continued...

4. INCOME FROM CHARITABLE ACTIVITIES

	Hope House	St Georges Hall	Floating Support Projects	The Lodge	Street Outreach Project
	£	£	£	£	£
Grants receivable	91,312	74,709	206,049	56,200	79,250
Housing benefit	261,542	193,362	-	-	-
Residents room charges	13,964	8,264	(7,000)	168,161	-
Property contract	17,622	10,769	-	-	-
	384,440	287,104	199,049	224,361	79,250

	CMF	Church View Apartments	Housing First	Out of Town Support	First Steps Housing Project
	£	£	£	£	£
Grants receivable	6,000	101,646	17,500	28,000	36,795
Housing benefit	-	467,062	-	-	-
Residents room charges	-	25,993	-	-	-
Property contract	-	-	-	-	-
	6,000	594,701	17,500	28,000	36,795

	Move on Flats	New Project Development	Wider Community Support	2023 Total activities	2022 Total activities
	£	£	£	£	£
Grants receivable	29,750	12,587	320,000	1,059,798	567,704
Housing benefit	10,647	-	-	932,613	640,813
Residents room charges	691	-	-	210,073	162,808
Property contract	-	-	-	28,391	30,121
	41,088	12,587	320,000	2,230,875	1,401,446

Grants have been received from various sources, both government and other organisations:

	2023	2022
	£	£
Darlington Borough Council - Projects	375,545	137,462
Darlington Borough Council - Supporting People	248,569	244,834
Department for Levelling Up, Housing & Communities	100,000	-
Durham Constabulary	76,500	69,000
Homes England	-	16,333
NHS North East North Cumbria ICB	120,000	-
North East Probation Service	10,000	-
Trusts and other funding	171,771	144,502
Total grants received in the period	1,102,385	612,131

Revenue grants received in the period of Nil have been deferred as related expenditure is budgeted for after 31 March 2023 (2022 - £53,750).

continued...

4. INCOME FROM CHARITABLE ACTIVITIES - continued

Capital grants brought forward and received in the period have been deferred and will be recognised in line with the useful life of the asset, the balance of capital grants deferred as at 31 March 2023 was £99,325 (2022 - £2,987).

Void losses for the year to 31 March 2023 were £16,034 (2022 - £4,627).

5. RAISING FUNDS

Raising donations and legacies

	2023	2022
	£	£
Events	816	917

6. CHARITABLE ACTIVITIES COSTS

	Direct Costs	Grant funding of activities (see note 7)	Support costs (see note 8)	Totals
	£	£	£	£
Hope House	302,138	-	72,677	374,815
St Georges Hall	239,276	-	43,926	283,202
Floating Support Projects	137,106	-	37,608	174,714
The Lodge	218,436	-	47,937	266,373
Street Outreach Project	37,373	-	4,141	41,514
CMF	7,182	-	-	7,182
Covid-19 Measures	8,493	-	-	8,493
Church View Apartments	470,802	-	85,910	556,712
Housing First	2,444	-	5,337	7,781
Out of Town Support	23,712	-	1,050	24,762
First Steps Housing Project	23,632	-	7,235	30,867
Move on Flats	21,080	-	11	21,091
New Project Development	-	-	12,587	12,587
Wider Community Support	36,937	200,006	14,935	251,878
	1,528,611	200,006	333,354	2,061,971

7. GRANTS PAYABLE

	2023	2022
	£	£
Wider Community Support	200,006	-

The total grants paid to institutions during the year was as follows:

	2023	2022
	£	£
Support Grants		
	68,565	-

continued...

8. SUPPORT COSTS

	Management	Finance	Information technology
	£	£	£
Hope House	36,027	11,714	7,043
St Georges Hall	24,267	5,047	2,636
Floating Support Projects	22,514	2,846	3,272
The Lodge	23,361	6,981	3,672
Street Outreach Project	2,222	32	957
Church View Apartments	43,286	10,277	8,128
Housing First	1,819	1,373	473
Out of Town Support	672	5	129
First Steps Housing Project	3,299	1,394	940
Move on Flats	10	1	-
New Project Development	-	-	-
Wider Community Support	8,918	400	3,405
	166,395	40,070	30,655

	Human resources	Governance costs	Totals
	£	£	£
Hope House	15,336	2,557	72,677
St Georges Hall	10,440	1,536	43,926
Floating Support Projects	7,463	1,513	37,608
The Lodge	12,047	1,876	47,937
Street Outreach Project	490	440	4,141
Church View Apartments	20,389	3,830	85,910
Housing First	1,672	-	5,337
Out of Town Support	171	73	1,050
First Steps Housing Project	1,285	317	7,235
Move on Flats	-	-	11
New Project Development	-	12,587	12,587
Wider Community Support	138	2,074	14,935
	69,431	26,803	333,354

9. NET INCOME/(EXPENDITURE)

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

	2023	2022
	£	£
Auditors' remuneration	3,992	4,404
Auditors' remuneration for non audit work	3,741	4,036
Depreciation - owned assets	156,855	152,401
Surplus on disposal of fixed assets	-	(1,418)

continued...

10. TRUSTEES' REMUNERATION AND BENEFITS

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

Any connections or perceived conflicts of interest that a trustee or a senior manager may have, must be registered and disclosed to the board of trustees. In the current year no related party transactions were reported.

Trustees' expenses

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

11. STAFF COSTS

	2023	2022
	£	£
Wages and salaries	874,880	815,500
Social security costs	67,937	58,485
Other pension costs	10,886	11,845
	953,703	885,830

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

	2023	2022
Support workers	20	16
Housing management	7	11
Administration	3	1
Management	3	4
Cleaners	3	4
Activities coordinator	1	1
Maintenance	1	-
	38	37

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

The total remuneration for key management personnel amounted to £85,083 (2022: £82,217).

12. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds	Restricted funds	Total funds
	£	£	£
INCOME AND ENDOWMENTS FROM			
Donations and legacies	20,493	5,071	25,564
Charitable activities			
Hope House	373,987	-	373,987
St Georges Hall	273,829	-	273,829
Floating Support Projects	53,153	128,692	181,845
The Lodge	165,874	5,450	171,324
Street Outreach Project	8,750	6,000	14,750
CMF	-	6,000	6,000
Covid-19 Measures	-	21,195	21,195
Church View Apartments	233,555	53,666	287,221
Housing First	2,500	-	2,500
Out of Town Support	28,000	-	28,000
First Steps Housing Project	40,795	-	40,795

continued...

12. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted funds £	Total funds £
Investment income	87	-	87
Other income	1,418	-	1,418
Total	1,202,441	226,074	1,428,515
EXPENDITURE ON			
Raising funds	917	-	917
Charitable activities			
Hope House	355,146	540	355,686
St Georges Hall	261,533	-	261,533
Floating Support Projects	42,892	127,693	170,585
The Lodge	173,156	26,517	199,673
Healthy Lifestyle Coach	-	4,800	4,800
Street Outreach Project	8,750	14,536	23,286
CMF	-	3,695	3,695
Covid-19 Measures	-	27,248	27,248
Church View Apartments	245,494	234,073	479,567
Housing First	2,500	2,939	5,439
Out of Town Support	21,963	-	21,963
First Steps Housing Project	35,617	-	35,617
Total	1,147,968	442,041	1,590,009
NET INCOME/(EXPENDITURE)	54,473	(215,967)	(161,494)
RECONCILIATION OF FUNDS			
Total funds brought forward	229,474	1,748,084	1,977,558
TOTAL FUNDS CARRIED FORWARD	283,947	1,532,117	1,816,064

continued...

13. TANGIBLE FIXED ASSETS

	Freehold property £	Improvements to property £	Fixtures and fittings £	Computer equipment £	Totals £
COST					
At 1 April 2022	661,164	1,825,612	114,479	16,169	2,617,424
Additions	-	73,085	-	-	73,085
At 31 March 2023	661,164	1,898,697	114,479	16,169	2,690,509
DEPRECIATION					
At 1 April 2022	150,143	268,980	67,245	8,104	494,472
Charge for year	33,058	99,873	20,045	3,879	156,855
At 31 March 2023	183,201	368,853	87,290	11,983	651,327
NET BOOK VALUE					
At 31 March 2023	477,963	1,529,844	27,189	4,186	2,039,182
At 31 March 2022	511,021	1,556,632	47,234	8,065	2,122,952

The net book value of housing association properties in Freehold and Improvements as at 31 March 2023 was £2,003,663 (2022 - £2,062,680).

14. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2022 £
Other debtors	63,736	32,591
Prepayments	16,952	12,847
	80,688	45,438

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2022 £
Bank loans and overdrafts (see note 17)	10,134	15,422
National insurance and other taxes	17,338	16,330
Other creditors	25,103	57,243
Accruals and deferred income	106,586	63,637
	159,161	152,632

Other creditors relate to the provision of invoices due at the year end but not yet received.

continued...

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

	2023	2022
	£	£
Bank loans (see note 17)	531,000	540,155

17. LOANS

An analysis of the maturity of loans is given below:

	2023	2022
	£	£
Amounts falling due within one year on demand:		
Bank loans	10,134	15,422
Amounts falling between one and two years:		
Bank loans - 1-2 years	10,636	15,960
Amounts falling due between two and five years:		
Bank loans - 2-5 years	37,858	51,794
Amounts falling due in more than five years:		
Repayable by instalments:		
Bank loans more than 5 years	482,506	472,401

The loan is currently set on a variable rate; Bank of England base rate plus 3%.

18. LEASING AGREEMENTS

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

	2023	2022
	£	£
Within one year	51,289	18,500
Between one and five years	45,514	50,875
	96,803	69,375

19. SECURED DEBTS

The following secured debts are included within creditors:

	2023	2022
	£	£
Bank loans	541,134	555,577

The bank loan is secured against the freehold properties at 102 Victoria Road, Darlington ("The Lodge") and 19 Pembroke Court, Neasham Road, Darlington ("Church View").

continued...

20. MOVEMENT IN FUNDS

	At 1.4.22 £	Net movement in funds £	Transfers between funds £	At 31.3.23 £
Unrestricted funds				
General fund	129,535	194,314	(45,278)	278,571
Church View Apartments Refurbishment	108,896	(11,784)	105,634	202,746
Church View Apartments - Designated	45,000	-	(16,500)	28,500
Street Outreach - Designated	-	34,844	(8,335)	26,509
First Steps Housing Project - Designated	514	5,921	(6,265)	170
Out of Town - Designated	-	3,237	(3,194)	43
Housing First - Designated	-	9,717	(2,217)	7,500
Early Intervention Outreach Project - Designated	-	14,896	(10,414)	4,482
Floating Support - Designated	-	14,999	(4,660)	10,339
Move on Flats	-	12,222	(5,525)	6,697
Street Outreach Begging - Designated	-	3,242	(3,246)	(4)
	283,945	281,608	-	565,553
Restricted funds				
Floating Support Drugs and Alcohol service	330	(330)	-	-
Mental Health Support Worker	8,750	(8,750)	-	-
Early Intervention Outreach Project	523	(523)	-	-
Street Outreach Project	(19)	19	-	-
Client Move-On Funds	2,924	(1,182)	-	1,742
Church View Apartments Refurbishment	1,397,228	(86,186)	-	1,311,042
Church View Support Worker	37,000	(37,000)	-	-
Church View DLS Co-ordinator	40,000	(28,347)	-	11,653
Church View Equipment and Furnishings	29,257	(12,166)	-	17,091
Covid Funds	16,126	(6,678)	-	9,448
Gardening Grant	-	2,717	-	2,717
Darlington Connect	-	79,157	-	79,157
Sports Fund	-	4,000	-	4,000
	1,532,119	(95,269)	-	1,436,850
TOTAL FUNDS	1,816,064	186,339	-	2,002,403

continued...

20. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	1,418,166	(1,223,852)	194,314
Church View Apartments Refurbishment	-	(11,784)	(11,784)
Street Outreach - Designated	61,248	(26,404)	34,844
First Steps Housing Project - Designated	36,797	(30,876)	5,921
Out of Town - Designated	28,001	(24,764)	3,237
Housing First - Designated	17,498	(7,781)	9,717
Early Intervention Outreach Project - Designated	46,154	(31,258)	14,896
Floating Support - Designated	29,394	(14,395)	14,999
Move on Flats	29,749	(17,527)	12,222
Street Outreach Begging - Designated	13,000	(9,758)	3,242
	1,680,007	(1,398,399)	281,608
Restricted funds			
Floating Support Drugs and Alcohol service	50,500	(50,830)	(330)
Mental Health Support Worker	-	(8,750)	(8,750)
Early Intervention Outreach Project	69,000	(69,523)	(523)
Street Outreach Project	5,387	(5,368)	19
Client Move-On Funds	6,000	(7,182)	(1,182)
Church View Apartments Refurbishment	1,074	(87,260)	(86,186)
Church View Support Worker	95,571	(132,571)	(37,000)
Church View DLS Co-ordinator	-	(28,347)	(28,347)
Church View Equipment and Furnishings	-	(12,166)	(12,166)
Covid Funds	-	(6,678)	(6,678)
Gardening Grant	5,000	(2,283)	2,717
New Project Development Fund	12,587	(12,587)	-
Household Support Fund	200,000	(200,000)	-
Darlington Connect	120,000	(40,843)	79,157
Sports Fund	4,000	-	4,000
	569,119	(664,388)	(95,269)
TOTAL FUNDS	2,249,126	(2,062,787)	186,339

continued...

20. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.4.21 £	Net movement in funds £	Transfers between funds £	At 31.3.22 £
Unrestricted funds				
General fund	199,771	39,352	(109,588)	129,535
Church View Apartments Refurbishment	29,703	(5,962)	85,155	108,896
Church View Apartments - Designated	-	-	45,000	45,000
First Steps Housing Project - Designated	-	5,177	(4,663)	514
Out of Town - Designated	-	6,037	(6,037)	-
Early Intervention Outreach Project - Designated	-	9,867	(9,867)	-
	229,474	54,471	-	283,945
Restricted funds				
Bridge2Home	17,009	(17,009)	-	-
Floating Support Drugs and Alcohol service	3,825	(3,495)	-	330
Mental Health Support Worker	8,736	14	-	8,750
Floating Support Daily Living Skills	235	(235)	-	-
The Lodge Project	10,869	(10,869)	-	-
Healthy Lifestyle Coach	17,815	(17,815)	-	-
Early Intervention Outreach Project	(8,365)	8,888	-	523
Street Outreach Project	17,273	(17,292)	-	(19)
Client Move-On Funds	619	2,305	-	2,924
Church View Apartments Refurbishment	1,483,412	(86,184)	-	1,397,228
Church View Support Worker	66,305	(29,305)	-	37,000
Church View DLS Co-ordinator	50,000	(10,000)	-	40,000
Housing First	3,479	(3,479)	-	-
Out of Town Support	543	(543)	-	-
Church View Client Activities	10,000	(10,000)	-	-
Church View Equipment and Furnishings	41,423	(12,166)	-	29,257
Covid Funds	24,906	(8,780)	-	16,126
	1,748,084	(215,965)	-	1,532,119
TOTAL FUNDS	1,977,558	(161,494)	-	1,816,064

continued...

20. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	1,069,243	(1,029,891)	39,352
Church View Apartments Refurbishment	-	(5,962)	(5,962)
Street Outreach - Designated	8,750	(8,750)	-
First Steps Housing Project - Designated	40,794	(35,617)	5,177
Out of Town - Designated	28,000	(21,963)	6,037
Housing First - Designated	2,500	(2,500)	-
Early Intervention Outreach Project - Designated	53,154	(43,287)	9,867
	1,202,441	(1,147,970)	54,471
Restricted funds			
Bridge2Home	-	(17,009)	(17,009)
Floating Support Drugs and Alcohol service	47,401	(50,896)	(3,495)
Mental Health Support Worker	14,999	(14,985)	14
Floating Support Daily Living Skills	-	(235)	(235)
The Lodge Project	5,450	(16,319)	(10,869)
Healthy Lifestyle Coach	-	(17,815)	(17,815)
Early Intervention Outreach Project	70,859	(61,971)	8,888
Street Outreach Project	6,502	(23,794)	(17,292)
Client Move-On Funds	6,000	(3,695)	2,305
Church View Apartments Refurbishment	14	(86,198)	(86,184)
Church View Support Worker	53,652	(82,957)	(29,305)
Church View DLS Co-ordinator	1	(10,001)	(10,000)
Housing First	-	(3,479)	(3,479)
Out of Town Support	-	(543)	(543)
Church View Client Activities	-	(10,000)	(10,000)
Church View Equipment and Furnishings	-	(12,166)	(12,166)
Covid Funds	21,196	(29,976)	(8,780)
	226,074	(442,039)	(215,965)
TOTAL FUNDS	1,428,515	(1,590,009)	(161,494)

continued...

20. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.21 £	Net movement in funds £	Transfers between funds £	At 31.3.23 £
Unrestricted funds				
General fund	199,771	233,666	(154,866)	278,571
Church View Apartments Refurbishment	29,703	(17,746)	190,789	202,746
Church View Apartments - Designated	-	-	28,500	28,500
Street Outreach - Designated	-	34,844	(8,335)	26,509
First Steps Housing Project - Designated	-	11,098	(10,928)	170
Out of Town - Designated	-	9,274	(9,231)	43
Housing First - Designated	-	9,717	(2,217)	7,500
Early Intervention Outreach Project - Designated	-	24,763	(20,281)	4,482
Floating Support - Designated	-	14,999	(4,660)	10,339
Move on Flats	-	12,222	(5,525)	6,697
Street Outreach Begging - Designated	-	3,242	(3,246)	(4)
	229,474	336,079	-	565,553
Restricted funds				
Bridge2Home	17,009	(17,009)	-	-
Floating Support Drugs and Alcohol service	3,825	(3,825)	-	-
Mental Health Support Worker	8,736	(8,736)	-	-
Floating Support Daily Living Skills	235	(235)	-	-
The Lodge Project	10,869	(10,869)	-	-
Healthy Lifestyle Coach	17,815	(17,815)	-	-
Early Intervention Outreach Project	(8,365)	8,365	-	-
Street Outreach Project	17,273	(17,273)	-	-
Client Move-On Funds	619	1,123	-	1,742
Church View Apartments Refurbishment	1,483,412	(172,370)	-	1,311,042
Church View Support Worker	66,305	(66,305)	-	-
Church View DLS Co-ordinator	50,000	(38,347)	-	11,653
Housing First	3,479	(3,479)	-	-
Out of Town Support	543	(543)	-	-
Church View Client Activities	10,000	(10,000)	-	-
Church View Equipment and Furnishings	41,423	(24,332)	-	17,091
Covid Funds	24,906	(15,458)	-	9,448
Gardening Grant	-	2,717	-	2,717
Darlington Connect	-	79,157	-	79,157
Sports Fund	-	4,000	-	4,000
	1,748,084	(311,234)	-	1,436,850
TOTAL FUNDS	1,977,558	24,845	-	2,002,403

continued...

20. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	2,487,409	(2,253,743)	233,666
Church View Apartments Refurbishment	-	(17,746)	(17,746)
Street Outreach - Designated	69,998	(35,154)	34,844
First Steps Housing Project - Designated	77,591	(66,493)	11,098
Out of Town - Designated	56,001	(46,727)	9,274
Housing First - Designated	19,998	(10,281)	9,717
Early Intervention Outreach Project - Designated	99,308	(74,545)	24,763
Floating Support - Designated	29,394	(14,395)	14,999
Move on Flats	29,749	(17,527)	12,222
Street Outreach Begging - Designated	13,000	(9,758)	3,242
	2,882,448	(2,546,369)	336,079
Restricted funds			
Bridge2Home	-	(17,009)	(17,009)
Floating Support Drugs and Alcohol service	97,901	(101,726)	(3,825)
Mental Health Support Worker	14,999	(23,735)	(8,736)
Floating Support Daily Living Skills	-	(235)	(235)
The Lodge Project	5,450	(16,319)	(10,869)
Healthy Lifestyle Coach	-	(17,815)	(17,815)
Early Intervention Outreach Project	139,859	(131,494)	8,365
Street Outreach Project	11,889	(29,162)	(17,273)
Client Move-On Funds	12,000	(10,877)	1,123
Church View Apartments Refurbishment	1,088	(173,458)	(172,370)
Church View Support Worker	149,223	(215,528)	(66,305)
Church View DLS Co-ordinator	1	(38,348)	(38,347)
Housing First	-	(3,479)	(3,479)
Out of Town Support	-	(543)	(543)
Church View Client Activities	-	(10,000)	(10,000)
Church View Equipment and Furnishings	-	(24,332)	(24,332)
Covid Funds	21,196	(36,654)	(15,458)
Gardening Grant	5,000	(2,283)	2,717
New Project Development Fund	12,587	(12,587)	-
Household Support Fund	200,000	(200,000)	-
Darlington Connect	120,000	(40,843)	79,157
Sports Fund	4,000	-	4,000
	795,193	(1,106,427)	(311,234)
TOTAL FUNDS	3,677,641	(3,652,796)	24,845

Bridge2Home - this funding was towards the running of the Bridge2Home scheme. Funding in the year was received from The Virgin Money Foundation.

Floating Support Drugs and Alcohol service - this funding was received from Darlington Borough Council - Supporting people & CDCF (funding for sessional worker).

continued...

20. MOVEMENT IN FUNDS - continued

Mental Health Support Worker - this is a project for the employment of a Mental Health Support Worker. Funding in the year was received from NHS Darlington CCG and the Ballinger Charitable Trust.

The Lodge - this funding was received to help with the refurbishment of The Lodge and the development of ensuite facilities at the premises, additional funding was received towards the salary of support workers. Funding in the past was also received from from Homelessness Transition Fund, Ballinger Charitable Trust, Garfield Weston Foundation, Henry Smith Charity and Help the Homeless.

Healthy Lifestyle Coach - this funding was received for session costs for the Wellbeing Project.

Early Intervention Outreach Project - this project is a partnership with Darlington Borough Council and is part of the Governments Trailblazer Initiative aimed at the prevention of homelessness. Funding in the year was provided by Supporting People.

Begging /Street Outreach Initiative - Alongside meeting the needs of those who beg, we are also seeking to ask members of the public to think before giving money; an act of generosity can be very destructive if the money is used to buy drugs or causes people to stay out on the street in sub-zero temperatures, putting their health at risk, in anticipation of getting easy money.

Church View Apartments Refurbishment - Capital fund of purchase and improvements to the apartments, funded from various sources including the National Lottery.

New Project Development Fund - Funds from the Departments for Levelling Up Housing and Communities for acquiring properties to house clients with specific difficulties.

Housing Support Fund - Government funding was given to 700 Club as a holding organisation.
Funding paid to people in need and crisis in Darlington either by ourselves or partner organisations. Paid out to clients either as cash, vouchers or goods.

Darlington Connect - Funds from NHS to set up a central hub to sign post those in need to services and also to facilitate the Housing Support grants.

Designated funds are unrestricted funds the 700 Club has distinguished from general funds for commissioned services. Designated funds can be transferred to other funds if needed for another service.

21. EMPLOYEE BENEFIT OBLIGATIONS

The charity offers a defined contribution pension scheme for employees. The total employers contribution paid and due in the year to 31 March 2023 was £10,886 (2022 - £11,845).

22. RELATED PARTY DISCLOSURES

During the year 1 trustee was an employee of a related Local Authority and another trustee was employed by a related building society. All transactions with the authority and building society are made at arm's length on commercial terms and the individuals are not able to use their position to their commercial advantage.

continued...

23. ULTIMATE CONTROLLING PARTY

The charity is under the control of the trustees.

24. ACCOMMODATION IN MANAGEMENT

	As at 31 31 March 2022 Number	Additions Number	Disposals Number	Change in tenure Number	As at 31 March 2023 Number
Owned by 700 Club					
Bed & breakfast spaces	13	-	-	-	13
Apartment spaces	32	-	-	-	32
Managed by 700 Club					
Hostel spaces	29	-	-	-	29
Apartment spaces	-	3	-	-	3
Total managed accommodation	**74**	**3**	**-**	**-**	**77**

All accommodation is supported.

25. STATEMENT OF COMPREHENSIVE INCOME

as required by the Housing SORP.

	Unrestricted £	Restricted £	Total 2023 £	Total 2022 £
Turnover	1,679,594	569,119	2,248,713	1,427,010
Operating expenditure	1,370,078	664,388	2,034,466	1,570,635
Operating surplus / (deficit)	309,516	(95,269)	214,247	(143,625)
Interest receivable	110	-	110	87
Interest payable and similar charges	28,018	-	28,018	17,956
Surplus / (deficit) before tax	281,608	(95,269)	186,339	(161,494)
Taxation	-	-	-	-
Surplus / (deficit) for the year	281,608	(95,269)	186,339	(161,494)
Other comprehensive income	-	-	-	-
Total comprehensive income / (loss) for the year	281,608	(95,269)	186,339	(161,494)

continued...

26. STATEMENT OF CHANGES IN FUNDS

as required by the Housing SORP.

	Unrestricted	Restricted	Total
	£	£	£
Balance as at 31 March 2021	229,472	1,748,086	1,977,558
Surplus / (deficit)	54,473	(215,967)	(161,474)
Transfers	-	-	-
Balance as at 31 March 2022	283,945	1,532,119	1,816,064
Surplus / (deficit)	281,608	(95,269)	186,339
Transfers	-	-	-
Balance as at 31 March 2023	565,553	1,436,850	2,002,403

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
for the Year Ended 31 March 2023

	2023 £	2022 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	17,838	25,564
Investment income		
Deposit account interest	110	87
Charitable activities		
Grants receivable	1,059,798	567,704
Housing benefit	932,613	640,813
Residents room charges	210,073	162,808
Property contract	28,391	30,121
	2,230,875	1,401,446
Other income		
Gain on sale of tangible fixed assets	-	1,418
Other income	303	-
	303	1,418
Total incoming resources	2,249,126	1,428,515
EXPENDITURE		
Raising donations and legacies		
Events	816	917
Charitable activities		
Wages	727,783	674,886
Social security	53,158	45,447
Pensions	9,649	10,680
Rates and water	30,782	31,696
Insurance	10,884	11,429
Light and heat	68,745	49,532
Telephone	1,472	1,497
Advertising and recruitment	11,661	-
Sundries	9,561	11,153
Management fees	144,588	139,128
Rent	5,310	-
Repairs and maintenance	63,784	46,925
Sanitation	6,572	6,459
Cleaning	12,460	8,281
Bank staff workers	139,720	81,839
Bad debts	6,962	4,027
Service user involvement	30,515	8,768
Fitness coach	-	4,650
Community support	10,977	-
Carried forward	1,344,583	1,136,397

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
for the Year Ended 31 March 2023

	2023	2022
	£	£
Charitable activities		
Brought forward	1,344,583	1,136,397
Freehold property	33,058	33,058
Improvements to property	99,180	94,836
Fixtures and fittings	19,893	20,246
Computer equipment	3,879	3,880
Bank loan interest	28,018	17,956
Grants to institutions	68,565	-
Grants to individuals	131,441	-
	1,728,617	1,306,373
Support costs		
Management		
Wages	85,083	82,217
Social security	9,714	8,638
Rates and water	273	1,669
Insurance	5,791	5,200
Light and heat	3,390	3,053
Telephone	5,784	5,844
Postage and stationery	14,821	9,135
Advertising	790	788
Sundries	1,867	1,965
Rent	18,500	20,042
Office equipment	11,474	2,172
Office property repairs	8,063	3,455
Improvements to property	693	231
Fixtures and fittings	152	152
	166,395	144,561
Finance		
Wages	35,425	33,254
Social security	2,522	2,151
Pensions	649	597
Bank charges	1,474	1,076
	40,070	37,078
Information technology		
Broadband	5,589	4,658
Repairs and renewals	19,352	16,006
Computer support	5,714	5,174
Website	-	234
	30,655	26,072
Human resources		
Wages	26,589	25,143
Social security	2,543	2,249
Pensions	588	568
Carried forward	29,720	27,960

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
for the Year Ended 31 March 2023

	2023	2022
	£	£
Human resources		
Brought forward	29,720	27,960
Sundries	251	275
Employee health plan	3,732	3,805
Recruitment	20,135	14,669
Peninsula fees	8,021	7,839
Staff training	7,572	7,725
	69,431	62,273
Governance costs		
Auditors' remuneration	3,992	4,404
Auditors' remuneration for non audit work	3,741	4,036
Legal fees	15,848	-
ISO fees	3,222	3,993
Subscriptions	-	302
	26,803	12,735
Total resources expended	2,062,787	1,590,009
Net income/(expenditure)	186,339	(161,494)

700 CLUB

England & Wales - Charity number 1056192

Accounts

REGISTERED COMPANY NUMBER: 03191544 (England and Wales)
REGISTERED CHARITY NUMBER: 1056192
REGULATOR OF SOCIAL HOUSING NUMBER: 4811

REPORT OF THE TRUSTEES AND

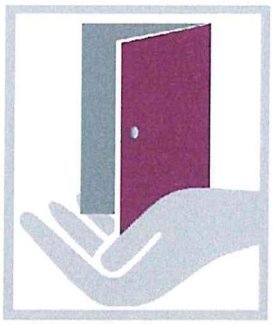
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

FOR

700 CLUB

CPT
Chartered Certified Accountants
Statutory Auditors
80 Victoria Road
Darlington
County Durham
DL1 5JG

700 Club



Annual Review

2021 - 2022

Local Charity Local Need Local People
We can do it together

Our Board of Directors and Trustees

Lee Vasey
Chair

Sally Hamilton
Company Secretary

Chris Hunter
Treasurer

Our Board brings together a wealth of expertise in areas relevant to the work of the 700 Club:

Housing and resettlement, financial planning, company risk management, criminal justice, the law, employment, drug treatment, alcohol recovery, mental health, trauma, debt, benefits, structure and advice.

They also bring lifetimes of experience in public and civic life.

Dr Susan Waterworth
Director

Milly Stoney
Director

Lesley Excel
Director

David Allaway
Director

From our Chairperson

Across a turbulent year, the 700 Club has resolutely continued to deliver a wide rang of services to the homeless and housing challenged of Darlington. In the case studies that are seeded through this report, you will see the courage of individuals who have confronted their issues, changed their lives, and become an inspiration to others around them. When global events threaten to overwhelm, we can still celebrate their success.

Our Silver Jubilee year, which culminated in a wonderful event that drew past and present service users together, gave us the opportunity to look back at everything that the charity has achieved over the last 25 years. Thousands of people have benefitted from the charity, summed up in one letter of thanks that we received which simply said, "you gave me the strength to change my life."

Over the course of the year, alongside the other accommodation and outreach services, Church View Apartments has begun to flourish. New housing initiatives, Housing First and First Steps (both in partnership with the Local Authority) have added to the organisation's portfolio, so that now, on a daily basis, we are able to offer support to more than 150 people.

As always, I would like to pay tribute to the staff of the organisation for their daily commitment to the people who access the services we provide. I would also like to pay tribute to our CEO, for her unwavering commitment to the work of the charity and her inspirational leadership. Thank you, too, to my fellow Board Members, for generously giving of their time and expertise, and thank you also to those who fund us, commission us, work in partnership with us, and support us. We can only do what we do, together.

Lee Vasey

From our Chief Executive

If one word could be used to characterise the work we do here at the 700 Club, it would be partnership. At its heart is the partnership with the service users; our services have been made stronger by their leadership. Important too are the partnerships we hold with others across Darlington. We cannot deliver any of our services alone and we not only rely on them, but appreciate the expertise and commitment they bring. Equally important are the partnerships we have with our funders which are enriched by their moral support of the work we do.

This year, 516 individuals have accessed and moved on from our services. This review provides a snapshot of what the service users have achieved throughout this year. It is wonderful to witness so many people moving forward so positively. We have been privileged to have been part of their journey as they have confronted their difficulties and sought to rebuild their lives. I never cease to be amazed at their determination and commitment, evidenced in some of the inspiring stories contained in this review.

It has not always been easy. We are now trying to navigate a world which includes Covid-19, so ensuring safe practice remains, but at the same time acknowledging that we need to move forward with confidence. Everybody in the organisation has stepped up to the challenge, which has made the transition much easier. I could not do my job without such a dedicated, caring and committed staff team. I would like to say how proud I am of each of them, and how grateful I am for their willingness to always go the extra mile.

I would like extend my thanks to the 700 Club Board for their vision and guidance. It has been my privilege to lead the 700 Club for another year.

Yvonne Beattie

From our Treasurer

2021 continued to be a challenge for clients and staff at the 700 club as the effects of the pandemic were felt for longer than expected.

The resilience of the financial position is demonstrated in these accounts, the performance as result of new projects which diversifies the charity to ensure the continued future success, albeit with an uncertain economic environment ahead.

Chris Hunter

Our Strategic Aims

The Charity's Objects as defined by its Articles of Association are "the relief of those persons who are in conditions of need, hardship or distress, in particular by the provision of temporary accommodation and social housing."

Our Primary Objectives:
The strategic vision that shapes our charitable activity is the reduction of homelessness by preventing and intervening in its causes. We therefore aim to do three things:

- To prevent people from becoming homeless
- To help people who are homeless
- To support vulnerable individuals to live independently in their own accommodation.

Our Values:

- To believe in people when they do not believe in themselves
- To be person centred not problem centred
- To embrace working in partnership
- To promote independence, inter-dependence and confidence

Overview of the 700 Club Services

The 700 Club exists to meet the needs of homeless and vulnerable people across the borough of Darlington. The organisation supports individuals to live independent lives through a wide portfolio of different services.

Across all of our projects, our aim is to give people the tools, skills and confidence to be able to achieve independence and to sustain a tenancy; this we do by offering holistic support, tailored to individual need.

We offer support around:

- Managing a home and tenancy
- Substance Misuse
- Mental ill-health
- Physical ill-health
- Daily Living Skills
- Domestic Violence
- Finance, debt, and budgeting
- Volunteering, Education, Training & Employment
- Crime and anti-social behaviour
- Community engagement
- Access to specialist agencies

Accommodation

Hostels

The hostel service provides intense support for up to a year to individuals with a range of complex needs such as addiction and poor mental health. Across this year, **55** people have completed a tailored package of support and moved on from the service.

This year, alongside the many issues with which services users traditionally present (substance misuse, financial challenge, etc), the service has experienced a huge increase in individuals being referred who, alongside other issues, have poor mental health (50 out of 55 referrals). The difficulties of the last two years have certainly contributed to this. However, with the support of the 700 Club team and our partner agencies with this specialism, 90% of individuals have reported an improvement in their mental health. Greater resilience in mental health strengthens them when striving for change in other areas of life.

> Staff were there for me when I was down it became more than just a hostel it became a home. The staff gave me the confidence and support to find my own home.

When people leave our services, we try to ensure that they are not left without support. Throughout their stay, therefore, time is spent rebuilding links with sources of support within the community, with positive peers, with family and so on. 47 individuals who left the service this year were accessing continuing external support by either one or multiple local agencies, improving the likelihood that the life changes made within the services continue to be sustained.

Our Daily Living Skills Programme has continued to be successful this year. Individuals are supported to complete a comprehensive course, building on their strengths, and broadening their skills. The course covers topics such as being a good neighbour, setting up and budgeting utilities, cleaning, personal hygiene and much more. Certificates are issued that can be shown to potential landlords to demonstrate the skills the service user has, which increases the likelihood of them being offered accommodation.

The Lodge

The Lodge Project sits at the sharp end of our homelessness provision. It enhances the effectiveness of other housing support services by offering a 'first stage' or an 'emergency' accommodation option for people in immediate housing need. Its main function is to respond at the moment of crisis and to identify positive ways forward for the individuals who use it.

Long established and deep-seated issues with which people present are not solved by a brief stay in the Lodge, but every journey involves a first step. The initial needs are many (maximising income, registering with a GP, re-engaging with specialist services), but the most important is the offer of a safe environment from which recovery can begin. The service offers a time limited intervention, to support an individual's immediate needs with the aim of helping individuals on the pathway out of homelessness.

The project is accessible and staffed 24/7 and is therefore able to receive referrals at any time, avoiding the need for people 18+ to be either street homeless or sofa surfing in Darlington.

Over the last year, **167** individuals have accessed the Lodge. As within other 700 Club services, there has been a dramatic increase in individuals presenting with poor mental health and at risk of self-harm.

A room sponsored by Harbour for the safe accommodation of victims of domestic abuse has also been well used this year; 8 individuals stayed in the room for 173 nights in total.

Church View Apartments

Church View Apartments comprise 32 move-on apartments for individuals who have low needs but high vulnerabilities. It caters for individuals aged 18+ who are capable of living independently but who lack the skills or confidence to do so. During their residency, which can be up to a year, the service aims to support individuals to live independently.

Having been launched during Covid, the referrals came in slowly but the project is now thriving and all the apartments are now occupied.

Current occupants of Church View Apartments are aged between a few months old to 85 years young!

Over the last year, 20 individuals have completed their package of support and moved on to their own accommodation. Like most providers, sourcing move-on accommodation is difficult in the current economic climate, but the fact that individuals have completed a support package and proved their skills as tenants makes sourcing accommodation easier.

The project has a dedicated Activities Coordinator who actively supports service users to be involved in the wider community. This year, residents have chosen to be involved in activities such as physical training (including running marathons), arts and crafts, volunteering, education, learning new skills, drama productions, etc.

A new laundry facility has been added to Church View Apartments during this year, and thanks to the generosity of funders, a poly-tunnel has been purchased for use by the residents to broaden their skills and promote healthy eating.

Outreach

Early Intervention Outreach Project

> Marvellous, very helpful, couldn't have asked for more

The project offers tailored support to adults with a variety of issues who have been identified as vulnerable and who are at risk of falling into crisis. The prompt for intervention is a Vulnerable Person Alert. As well as providing in house support, the project works closely with a range of specialist agencies to ensure those referred get the best possible help. **185** individuals have benefited from the service this year, either accessing the full service or attending our drop-in.

> Phenomenal support from start to finish!

Financial difficulties are often at the root of vulnerability. The dedicated CAB Worker linked to the Service has been invaluable in responding to the most complex of presenting needs. Service users have been supported in-house, to maximise their income by accessing appropriate benefits, while the CAB worker has concentrated on making applications for back payments, and overseeing mandatory reconsiderations and appeals. By timely intervention in advance of crisis, the service prevents the inevitable human cost associated with falling into crisis and also saves significant expenditure of an emergent issue becoming entrenched or chronic. It is the proverbial stitch in time that saves nine.

Carla's Story – A Case Study

Background: When Carla, a 32-year-old woman, was referred to the Early Intervention Project, she had a number of difficulties, including problems with her accommodation. This case study illustrates how important getting the accommodation right is to improvements in other areas, particularly mental health.

Carla's property was too small to meet her health needs. It was not big enough to accommodate her wheelchair and she needed a bath in which to soak in order to relieve the pain of her fibromyalgia. She wanted to move to more suitable accommodation for her health, but also to be closer to her family to access their support. Carla suffered with low mood, depression, acute anxiety, and paranoia when outside her property. Because Carla's health had deteriorated significantly, she also felt that her Personal Independence Payment (PIP) should be reviewed.

Support Provided: Carla was supported to complete a Tees Valley Home Finder application which enabled her to start bidding on suitable properties to achieve a move. A successful bid was submitted, and she was offered a property that could both accommodate her wheelchair easily and meet her need for a bath. It was also near to her family allowing her to benefit from their support. The project CAB worker supported her to make a revised PIP claim.

In response to Carla's low mood and mental health issues, the support worker arranged a GP review appointment, so she could discuss her mental health medication. As a result of the review, her medication was increased. A referral to Talking Changes for some counselling was also made as Carla felt this would be helpful.

Synopsis: After the support intervention, Carla feels that her quality of life has significantly improved. She has moved to a larger property that can accommodate her wheelchair. She now has a bath which is an important part of her physical therapy for her fibromyalgia. She has the support of her family close at hand which has reduced her anxiety. As a result of the revised PIP claim, Carla was awarded the higher rate of mobility, maximising her benefit entitlement. Also, having now acclimatised to increased medication, her mood was beginning to improve. She found the counselling with Talking Changes helpful and has learnt techniques to cope with her anxieties when going outside.

Begging Outreach Project

By a consistent and persistent presence on the streets, the number of people begging in the Town Centre has been maintained at a low level. It is generally presumed that people who beg are homeless, but in Darlington this is rarely the case. Out of 16 different people identified as begging in the Town Centre over the last year, only one was street homeless. They were supported and housed in private rental accommodation.

The core issue confronting those who were begging was substance misuse. Begging is regarded as an easy way to fund a drug or alcohol addiction. Though it has taken many hours of patient support, the majority have been engaged with a substance misuse service.

Among those identified as begging, 3 were from nearby towns and without a Darlington connection. With the support of the Civic Enforcement Officers, these individuals have been discouraged from returning to Darlington to beg.

All those who beg are offered daily support with any housing related issue, benefits, medical appointments etc. Many initially decline what is offered, but then it is a matter of building a rapport with them and letting them know that support is available when they are ready to accept it.

Street Outreach to Rough Sleepers

This year, nine males were identified as rough sleeping. Four were supported to gain private sector tenancies or access supported accommodation within Darlington, three were from other areas, had no local connection, and have left the town, one now lives with friends, and one has returned to prison.

Support is offered daily to anyone found rough sleeping, and the Lodge offers a fast-track to safe accommodation for emergency situations. The aim, through support, is to quickly give individuals access to suitable accommodation. Darlington Borough Council support this aim by providing a bond guarantee to landlords. Funding is also available to equip move on properties to maximize the chance of successful resettlement.

Housing First

Again, working in partnership with Darlington Borough Council, this is a small pilot initiative operating with two tenancies. It is built on a reversal of the traditional homelessness pathway of support leading to accommodation, and instead, begins with the offer of accommodation and then surrounds the tenant in a network of appropriate support.

As well as providing for intense support around issues, the project offers service users the opportunity to learn the skills needed for running their own home while they are living in it. This also includes how to report repairs and being a good neighbour. These skills help the service user to sustain their accommodation in the long term.

Substance Misuse Outreach Support Service

This service supports individuals with an accommodation need who also have a substance misuse issue. Holistic support is offered. This includes support in sourcing and sustaining a tenancy. The security of accommodation is frequently compromised by the need to feed an addiction.

This year, **39** people have completed their package of support (which can extend to up to a year) and have exited the service having settled accommodation and having either overcome their addiction or entered recovery. The number of service users obtaining employment, engaging in volunteering, entering education or engaging in other meaningful activities has increased this year. We strive to help service users to leave our service with a support network around them, ensuring that they can continue to live successfully within the community.

The service also offers an ad-hoc drop-in session, which allows people to access support as and when they require it. The drop-in service is being well used and service users are still finding this helpful. This year, **39** individuals accessed the service over **143** occasions. Reasons for attending drop-in sessions were generally around accommodation, substance misuse and support acquiring benefits.

Out of Town Outreach

This project receives its referrals directly from DBC to support Darlington residents who have, for a range of reasons, been placed in temporary accommodation out of the Darlington area. It is underscored by the belief that these individuals should receive the same support as those living in the town. The project aims to rehouse people back in the local area and support them with any issues that have contributed to them becoming homeless and/or will hinder their progress going forward. The support package provided mirrors that of other support project, covering both emergency needs (food, medication) and longer-term needs around benefit entitlement, GP registration, finance, physical and mental health support, domestic violence, etc.

The project has been operational since October 2020 and covers primarily the Teesside area of Stockton, Thornaby, and Middlesbrough, and The Goosepool Hotel at Middleton St George. This year, **55** people were supported with a further **9** people given ad hoc support. **45** people were re-accommodated in Darlington.

Next Steps Project

The Next Steps Project is the name given to four step-down properties. Its aim is to support service users within these properties to learn independence by encouraging engaging in community activities such as employment, training, education, volunteering or other meaningful activities. They are supported intensely with a view to moving on to independent housing of their own

David's Story – A Case Study

David presented as street homeless. It was winter and he arrived at our Head Office cold and wet. David was supported to access Darlington Borough Council's housing department who agreed to fund emergency accommodation. He was placed in The Lodge, where he received food and new clothing. Once in The Lodge, he engaged in support with the staff team and also our Floating support service.

David was supported to refer into and access Tier 3 addiction services. He embraced the rehabilitation support, and through his hard work is no longer dependent upon substances. When he returned, David was offered temporary accommodation within a Next Steps flat.

David skills and confidence has gone from strength to strength and has since been offered a full tenancy with the Council. The Floating Support Service continues to work with David in his current home to ensure a smooth transition.

David has also made progress in other parts of his life. He is having regular fortnightly contact with his child having not had any contact for 3 years. He has fully engaged in Mental Health support and states that he feels more stable than he has ever been. He is also attending support groups and completing a peer mentor course because he feels that he would like to give support to others who share his experience.

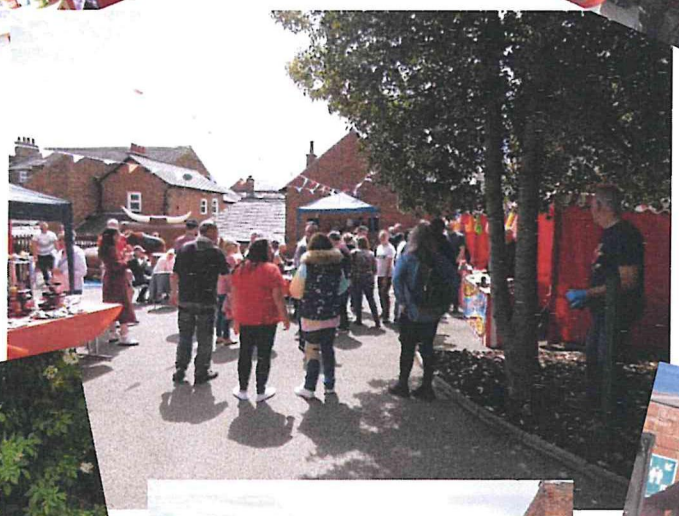
Service User Involvement across the Projects

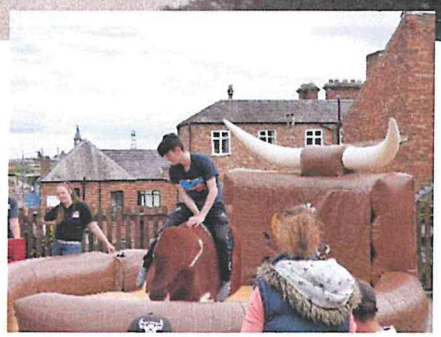
After the restrictions over the last two years, service user activities have returned to be as close to 'normal' as we can get. All enjoyed seasonal activities at Easter, Halloween, and Christmas, when individuals got involved in activities such as egg decorating, drawing, writing poems, quizzes and crafts. There were also keep fit sessions throughout the year at Church View Apartments, overseen by a personal trainer. Gardening also took place in the poly-tunnel at Hope House and also at Church View Apartments.

We celebrate what service users do, but also what they contribute through lived experience to the development of the organisation. From the beginning the 700 Club has sought to listen to the needs of those who access its services, and if there are needs which remain unmet, the organisation seeks to respond. We are grateful to all service users who make our services stronger.

25th Anniversary

This year the 700 Club proudly celebrated its 25th Anniversary. An open-air event took place in the car park of Head Office to mark the occasion. Everyone who had a connection with the 700 Club, past or present was invited to join the celebration which was a huge success. Around 250 people attended the event which included a bucking-bronco, a hog-roast, live music, side stalls and even a caricature artist.





Working in Partnership

We do not support our service users alone; the support we give around mental health, substance misuse, domestic violence, crime, rehabilitation, physical ill-health, etc, is all done in partnership with specialist agencies across Darlington. We would like to thank all our partners for the support offered. By all working together, we can then offer a range of support which benefits and fully meets the needs of all service users.

We would like to take this opportunity to thank our service users who have taught us so much.

We would also like to say a huge thank you to our funders and donors for making the work we do possible.

700 CLUB

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for the Year Ended 31 March 2022

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Notes to the Financial Statements	15 to 31

700 CLUB (REGISTERED NUMBER: 03191544)

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 objectives of the Charity are the relief of those persons in the North-East of England (being the area to the East of the Pennines stretching from and including the county of North Yorkshire in the South to the border with Scotland in the North) who are in conditions of need, hardship or distress, in particular by the provision of temporary accommodation.

The overall strategy of the Charity is shaped by its charitable objects and exemplified in the Annual Review.

The primary measure of success is that individuals are able to live independently, without support, in accommodation of their choice. Overcoming the barriers to this includes addressing issues like addiction, anti-social behaviour, and skills deficit. Projects are all presented in the Annual Review.

The Trustees' short-term objective is to maintain and sustain current business by ensuring that funding is in place and that new funding streams are identified. Longer term objectives are set out in the 5-year business plan. Following the success of the Church View Apartments Project, the Trustees are progressing a plan to provide longer-term accommodation for difficult to manage individuals who require intense support.

STRATEGIC REPORT

Achievement and performance

Charitable activities

Please see Annual Review.

Funding is in place to secure all projects in the designated timescale.

No material expenditure was incurred in the work of fundraising. Charitable income is gained using the charity's existing resources.

The charity has responsibility for approximately 150 people each day.

Improved housing status translates into improvements in other areas. For example, lower levels of drug/alcohol consumption, greater uptake of treatment services, lower levels of drug related crime, higher levels of public safety, less long-term use of medical services. The organisation has developed specialist skills in working with those experiencing addiction.

All projects have different performance indicators that align with the interests of the funder.

Investment performance

The charity does not hold any investments.

Internal and external factors

Change of political administration is a risk factor - as change risks adjusting funding priorities. The charity is strongly supported by the current Conservative administration and by the Local Authority. Its work is aligned to the priorities laid out in the local strategy, 'One Darlington, Perfectly Placed', Darlington's 'Social Value Charter', and the 2021-26 'Community Safety Plan'.

The after effect of the pandemic has made the gaining of external funding for the day-to-day running of projects through Trusts and Foundations much harder, because so much resource has been directed to the response to the pandemic. The organisation has coped well through the pandemic and maintained all services.

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2022

STRATEGIC REPORT

Financial review

Financial position

The charity had a overall deficit of £161,494 for the year ended 31 March 2022 (2021 - surplus £480,299). This consisted of a surplus on unrestricted funds of £54,473 (2021 - deficit £12,702) and deficit of £215,967 (2021 - surplus £493,001) on restricted funds.

The total funds available to the charity at the year ended was £1,816,064 (2021 - £1,977,558) consisting of £283,947 (2021 - £229,476) of unrestricted funds and £1,532,117 (2021 - £1,748,082) of restricted funds.

Although the accounts indicate a significant overall deficit in this financial year, the charity remains financially strong. The deficit has arisen because revenue from the Church View Apartment Project, which opened in December 2020, took time to build in the early post-Covid-19 period. For most of the year the project ran at less than 50% occupancy and only reached full occupancy in April 2022. The project has been at full capacity since then, and the Trustees are confident that the 31 March 2023 financial statements will again show a surplus.

Principal funding sources

The financial position of the charity has remained stable. Where funding streams have come to an end, new money has been found. Local Authority funding is acquired through public tender. Risk of loss of contract income is minimised by high emphasis on quality of delivery.

The Board of Trustees review the company risk register on a regular basis.

Investment policy and objectives

The Charity does not have a policy for the selection of investments or for the selection of those who might receive monetary grants out of the assets of the charity.

Reserves policy

The 700 Club has a reserves policy. The Board consider that it is prudent to set aside, in reserves, an amount equivalent to three months operating costs calculated and reviewed annually. Only some of the company's reserves are liquid.

Funds in deficit

The Charity does not have any funds materially in deficit.

Future plans

The Trustees intend to maintain the current projects for future periods. The intention is to develop a specialist project for individuals who have failed to thrive along the existing homelessness pathway. An exploration of working with the Ministry of Justice is also ongoing.

The charity is moving towards a situation where it is sustainable in the long term. Local Authority contracts have been assigned for the next six years.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

The 700 Club is a company limited by guarantee, incorporated on 26 April 1996 and registered as a charity on 17 June 1996. The charitable company was established under a Memorandum of Association which established the objects of the charitable company and is governed under its Articles of Association. The Memorandum and Articles of Association were both amended by Special Resolutions dated 8 January 1998, 10 September 1998, 22 November 2005, 19th February 2015 and 14th June 2019.

The Memorandum of Association contains various powers (such as powers to acquire property, to borrow money, to employ staff and to provide advice and support) exercisable in pursuit of the Objects.

The charity originated as an initiative of the Darlington Housing Action Group. From 5 March 2015 the Charity registered with the Homes and Communities Agency (4811), now regulated by the Regulator of Social Housing.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

The 700 Club always welcomes approaches from people interested in joining the Board. The Board members themselves take a proactive approach to recruitment, speaking with people they feel would have something to contribute to the Charity at the Board level.

Prospective Board members receive a welcome pack including a full explanation as to how the 700 Club operates and what would be expected of them as a member of the Board. The explanation includes their responsibilities under both the Companies Acts and the Charities Acts.

Prospective Board members start with the 700 Club as formal attendees/co-opted members until the Annual General Meeting takes place and they either become Directors/Trustees or they remain formal attendees/co-opted members because that fits in with their other role(s) and the demands on their time.

Organisational structure

This is covered elsewhere in the Annual Review.

Decision making

The Board/Trustees are advisory and offer scrutiny over the operational aspects of the charity. Senior Management Meetings are the primary decision making context (minutes are stored) for operational matters.

Induction and training of new trustees

As part of their induction, the Board members receive a welcome pack that contains relevant Charities Act and Companies Act details, explanation of the Trustee role and responsibilities and relevant job description, details about the Board structure, code of practice, conflict of interest policy and procedures, 700 Club Board level governance principles, Memorandum and Articles of Association, long term strategy, current business plan, details about various projects within the 700 Club and any relevant forms. They are also invited to look round 700 Club projects and meet the staff and volunteers from various work streams. They are invited to other internal and external meetings to improve the knowledge, skills and understandings relevant to the voluntary work they do for the Charity.

Key management remuneration

The Board set the salary increments on annual basis. Salary levels are set using comparative data from similar organisations. The CEO and Head of Strategy and Development's salary is assessed relative to parallel roles elsewhere.

Wider network

The charity has no formal relationship with any other body except through the provision of revenue (contracts, grants, etc). Strong operational partnerships are in place, however, with the Police, Local Authority, and CAB. The charity forms partnerships to assist service users reach their goals.

Risk management

The 700 Club has developed, established, and implemented a range of relevant policies, controls, and procedures to identify, mitigate and monitor the risks to which the charitable organisation may be exposed. In every area of its charitable business, namely people (clients, staff, volunteers, and visitors), finance, health and safety, quality, environment, property, and reputation, it tries to minimise risks and optimise positive outcomes.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

03191544 (England and Wales)

Registered Charity number

1056192

Registered office

Roadway House
Beaumont Street West
Darlington
County Durham
DL1 5SX

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2022

Trustees
Mrs M Stoney Trustee
Dr S Waterworth Trustee
L Excell Trustee
L Vasey Chairperson
S Hamilton Trustee
D Allaway Trustee
C D Hunter Treasurer

Company Secretary
S Hamilton

Auditors
CPT
Chartered Certified Accountants
Statutory Auditors
80 Victoria Road
Darlington
County Durham
DL1 5JG

Solicitors
Latimer Hinks
5-8 Priestgate
Darlington
Co. Durham
DL1 1NL

Bankers
Barclays Bank plc
31 High Row
Darlington
County Durham
DL3 7QS

Regulator of Social Housing number
4811

The key personnel are Yvonne Beattie (CEO) and John Elliston (Head of Strategy and Development). They are the conduit between the Board and the workforce in both directions.

PUBLIC BENEFIT
The charity's aims and achievements are set out within this report. The activities set out in this report have been undertaken to further the charity's charitable purposes for the public benefit. The Trustees have complied with the duty under Section 17 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charities Commission and the trustees have paid due regard to this guidance in deciding what activities the charity should undertake.

MEMBERS
Membership of the 700 Club is open to all adults who live or have a place of work within 20 miles of Darlington Market Place and who are accepted by the Directors as members.

Members have the right to vote at General Meetings, the voting rights including the appointment of the Directors of the charity. Members receive regular updates on the work of the charity and have opportunities to look round the projects and find out more about the work of the 700 Club.

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2022

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The Trustees (who are also the Directors of 700 Club for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law and social housing legislation requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the Trustees are required to

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed and the Statement of Recommended Practice Accounting by registered social housing providers 2018, subject to any material departures disclosed and explained in the finance statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees are responsible for ensuring that the Report of the Trustees is prepared in accordance with the Statement of Recommended Practice: Accounting by registered social housing providers 2018.

In so far as the Trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS

The auditors, CPT, will be proposed for re-appointment at the forthcoming Annual General Meeting.

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on 22 September 2022 and signed on the board's behalf by:

L Vasey JP

L Vasey - Trustee

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF 700 CLUB

Opinion

We have audited the financial statements of 700 Club (the 'charitable company') for the year ended 31 March 2022 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:
- give a true and fair view of the state of the charitable company's affairs as at 31 March 2022 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

In our opinion the financial statements:
- give a true and fair view of the state of the charitable company's affairs as at 31 March 2022 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:
- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF 700 CLUB

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of trustees

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

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

Our responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

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

i identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

ii obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but, except to the extent otherwise explicitly stated in our report, not for the purpose of expressing an opinion on the effectiveness of the charitable company's internal control; and

iii evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the committee of management; and

iv conclude on the appropriateness of the Trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charitable company to cease to continue as a going concern; and

v evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

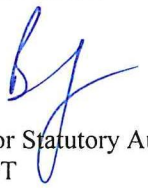
Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF 700 CLUB

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and section 137 of the Housing and Regeneration act 2008. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Brian Thompson (Senior Statutory Auditor)
for and on behalf of CPT
Chartered Certified Accountants
Statutory Auditors
80 Victoria Road
Darlington
County Durham
DL1 5JG

22 September 2022

700 CLUB

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
for the Year Ended 31 March 2022

	Notes	Unrestricted funds £	Restricted funds £	2022 Total funds £	2021 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	20,493	5,071	25,564	29,184
Charitable activities	4				
Hope House		373,987	-	373,987	343,421
St Georges Hall		273,829	-	273,829	256,931
Bridge2Home		-	-	-	25,000
Floating Support Projects		53,153	128,692	181,845	183,408
The Lodge		165,874	5,450	171,324	178,752
Street Outreach Project		8,750	6,000	14,750	12,500
CMF		-	6,000	6,000	3,000
Covid-19 Measures		-	21,195	21,195	89,195
Church View Apartments		233,555	53,666	287,221	307,707
Church View Apartments Refurbishment		-	-	-	408,500
Housing First		2,500	-	2,500	7,500
Out of Town Support		28,000	-	28,000	12,000
First Steps Housing Project		40,795	-	40,795	-
Investment income	3	87	-	87	90
Other income		1,418	-	1,418	-
Total		1,202,441	226,074	1,428,515	1,857,188
EXPENDITURE ON					
Raising funds	5	917	-	917	-
Charitable activities	6				
Hope House		355,146	540	355,686	323,763
St Georges Hall		261,533	-	261,533	240,846
General		-	-	-	6,711
Bridge2Home		-	-	-	27,955
Floating Support Projects		42,892	127,693	170,585	167,307
The Lodge		173,156	26,517	199,673	205,901
Healthy Lifestyle Coach		-	4,800	4,800	2,681
Street Outreach Project		8,750	14,536	23,286	8,943
CMF		-	3,695	3,695	6,158
Covid-19 Measures		-	27,248	27,248	64,349
Church View Apartments		245,494	234,073	479,567	215,294
Church View Apartments Refurbishment		-	-	-	91,503
Housing First		2,500	2,939	5,439	4,021
Out of Town Support		21,963	-	21,963	11,457
First Steps Housing Project		35,617	-	35,617	-
Total		1,147,968	442,041	1,590,009	1,376,889
NET INCOME/(EXPENDITURE)		54,473	(215,967)	(161,494)	480,299

The notes form part of these financial statements

700 CLUB

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 £
RECONCILIATION OF FUNDS					
Total funds brought forward		229,474	1,748,084	1,977,558	1,497,259
TOTAL FUNDS CARRIED FORWARD		283,947	1,532,117	1,816,064	1,977,558

The notes form part of these financial statements

BALANCE SHEET
31 March 2022

	Notes	Unrestricted funds £	Restricted funds £	2022 Total funds £	2021 Total funds £
FIXED ASSETS					
Tangible assets	12	677,353	1,445,599	2,122,952	2,217,233
CURRENT ASSETS					
Debtors	13	44,580	858	45,438	64,297
Cash at bank and in hand		231,787	108,674	340,461	307,413
		276,367	109,532	385,899	371,710
CREDITORS					
Amounts falling due within one year	14	(129,620)	(23,012)	(152,632)	(56,096)
NET CURRENT ASSETS		146,747	86,520	233,267	315,614
TOTAL ASSETS LESS CURRENT LIABILITIES		824,100	1,532,119	2,356,219	2,532,847
CREDITORS					
Amounts falling due after more than one year	15	(540,155)	-	(540,155)	(555,289)
NET ASSETS		283,945	1,532,119	1,816,064	1,977,558
FUNDS	19				
Unrestricted funds				283,945	229,474
Restricted funds				1,532,119	1,748,084
TOTAL FUNDS				1,816,064	1,977,558

The financial statements were approved by the Board of Trustees and authorised for issue on 22 September 2022 and were signed on its behalf by:

L Vasey - Trustee

C D Hunter - Trustee

The notes form part of these financial statements

700 CLUB

CASH FLOW STATEMENT
for the Year Ended 31 March 2022

	Notes	2022 £	2021 £
Cash flows from operating activities			
Cash generated from operations	1	124,537	619,855
Interest paid		(17,956)	(17,717)
Net cash provided by operating activities		106,581	602,138
Cash flows from investing activities			
Purchase of tangible fixed assets		(58,153)	(888,284)
Sale of tangible fixed assets		1,450	-
Interest received		87	90
Net cash used in investing activities		(56,616)	(888,194)
Cash flows from financing activities			
Loan repayments in year		(16,917)	(12,507)
Net cash used in financing activities		(16,917)	(12,507)
Change in cash and cash equivalents in the reporting period		33,048	(298,563)
Cash and cash equivalents at the beginning of the reporting period		307,413	605,976
Cash and cash equivalents at the end of the reporting period		340,461	307,413

The notes form part of these financial statements

NOTES TO THE CASH FLOW STATEMENT
for the Year Ended 31 March 2022

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

	2022 £	2021 £
Net (expenditure)/income for the reporting period (as per the Statement of Financial Activities)	(161,494)	480,299
Adjustments for:		
Depreciation charges	152,403	136,465
Profit on disposal of fixed assets	(1,418)	-
Interest received	(87)	(90)
Interest paid	17,956	17,717
Decrease/(increase) in debtors	18,859	(14,035)
Increase/(decrease) in creditors	98,318	(501)
Net cash provided by operations	124,537	619,855

2. ANALYSIS OF CHANGES IN NET DEBT

	At 1.4.21 £	Cash flow £	At 31.3.22 £
Net cash			
Cash at bank and in hand	307,413	33,048	340,461
	307,413	33,048	340,461
Debt			
Debts falling due within 1 year	(17,204)	1,782	(15,422)
Debts falling due after 1 year	(555,289)	15,134	(540,155)
	(572,493)	16,916	(555,577)
Total	(265,080)	49,964	(215,116)

The notes form part of these financial statements

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 Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', the Statement of Recommended Practice Accounting for Registered Social Housing Providers 2018 (Housing SORP), the Accounting Direction for Private Registered Providers of Social Housing 2019, the Companies Act 2006 and 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)' . The financial statements have been prepared under the historical cost convention.

The charitable company is private limited by guarantee, incorporated in England. Registration numbers and registered office are list in the Report of the Trustees, reference and administrative details.

The 700 Club is both a registered charity and a registered social housing landlord and sees both of these areas represented significantly in its activities. In particular, it receives a large amount of charitable income.

The charity have departed from the Housing SORP by opting to produce a Statement of Financial Activities under the Charities SORP because it judged this treatment more appropriate in presenting detailed information to the members.. To comply with the Housing SORP, in addition to inclusions of a Statement of Financial Activities, a separate Statement of Comprehensive Income and Statement of Changes in Funds have been presented in notes 24 and 25.

Income
Income is generally recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably. Exceptions are as follows:-

Grants
Grants relating to revenue are recognised as income on a systematic basis over the period in which the costs associated with the grant are recognised.

Grants that are receivable for expenses already incurred are recognised in the period receivable.

Grants for fixed assets are recognised as income on a systematic basis over the expected useful life of the asset.

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

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	- 5% on cost
Improvements to property	- 15% on cost
Fixtures and fittings	- 25% on cost
Computer equipment	- 25% on cost

Tangible fixed assets costing more than £3000 are capitalised and included at cost less attributable depreciation. All repairs and renewal costs relating to the hostels have been charged to the Statement of Financial Activities. The policy change from a threshold of £250 on 1 April 2021.

continued...

1. ACCOUNTING POLICIES - continued

Tangible fixed assets
Included within tangible fixed assets are items purchased using restricted funds. These items are released into the Statement of Financial Activities over the useful life of the asset.

Housing association properties are included in freehold and improvements to property, as the properties have not yet had individual components replaced, the properties are treated as a whole and rates for depreciating different components will be established once replacements commence.

Taxation
The charity is exempt from corporation tax on its charitable activities.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Hire purchase and leasing commitments
Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight line basis over the period of the lease.

Pension costs and other post-retirement benefits
The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Financial instruments
The charity only holds basic financial instruments as are defined in FRS 102.

2. DONATIONS AND LEGACIES

	2022	2021
	£	£
Donations	25,564	29,184

3. INVESTMENT INCOME

	2022	2021
	£	£
Deposit account interest	87	90

continued...

4. INCOME FROM CHARITABLE ACTIVITIES

	Hope House	St Georges Hall	Floating Support Projects	The Lodge
	£	£	£	£
Grants receivable	89,567	73,281	188,845	28,117
Housing benefit	252,539	182,906	-	-
Residents room charges	13,185	6,217	(7,000)	143,207
Property contract	18,696	11,425	-	-
	373,987	273,829	181,845	171,324

	Street Outreach Project	CMF	Covid-19 Measures	Church View Apartments
	£	£	£	£
Grants receivable	14,750	6,000	25,850	69,999
Housing benefit	-	-	(2,335)	207,703
Residents room charges	-	-	(2,320)	9,519
Property contract	-	-	-	-
	14,750	6,000	21,195	287,221

	Housing First	Out of Town Support	First Steps Housing Project	2022 Total activities	2021 Total activities
	£	£	£	£	£
Grants receivable	2,500	28,000	40,795	567,704	1,242,740
Housing benefit	-	-	-	640,813	426,824
Residents room charges	-	-	-	162,808	158,350
Property contract	-	-	-	30,121	-
	2,500	28,000	40,795	1,401,446	1,827,914

Grants have been received from various sources, both government and other organisations:

	£
Darlington Borough Council - Projects and	137,462
Darlington Borough Council - Supporting People	244,834
Durham Constabulary	69,000
Homes England	16,333
Trusts and other funding	144,502
Total grants received in the period	612,131

Revenue grants received in the period of £53,750 have been deferred as related expenditure is budgeted for after 31 March 2022 (2021 - £8,859).

Capital grants received in the period have been deferred and will be recognised in line with the useful life of the asset, the balance of capital grants deferred as at 31 March 2022 was £2,987 (2021 - £3450).

Void losses for the year to 31 March 2022 were £4,627 (2021 - £6,032).

continued...

5. RAISING FUNDS

Raising donations and legacies

	2022	2021
	£	£
Events	917	-

6. CHARITABLE ACTIVITIES COSTS

	Direct Costs	Support costs (see note 7)	Totals
	£	£	£
Hope House	284,508	71,178	355,686
St Georges Hall	223,648	37,885	261,533
Floating Support Projects	123,294	47,291	170,585
The Lodge	168,363	31,310	199,673
Healthy Lifestyle Coach	4,800	-	4,800
Street Outreach Project	20,710	2,576	23,286
CMF	3,695	-	3,695
Covid-19 Measures	24,222	3,026	27,248
Church View Apartments	406,968	72,599	479,567
Housing First	5,435	4	5,439
Out of Town Support	21,774	189	21,963
First Steps Housing Project	18,956	16,661	35,617
	1,306,373	282,719	1,589,092

7. SUPPORT COSTS

	Management	Finance	Information technology
	£	£	£
Hope House	38,174	11,191	4,654
St Georges Hall	23,855	2,652	2,486
Floating Support Projects	23,215	7,260	4,572
The Lodge	16,458	3,068	3,610
Street Outreach Project	1,431	3	427
Covid-19 Measures	-	-	3,026
Church View Apartments	33,787	9,451	6,043
Housing First	-	-	-
Out of Town Support	24	-	-
First Steps Housing Project	7,617	3,453	1,254
	144,561	37,078	26,072

continued...

7. SUPPORT COSTS - continued

	Human resources	Governance costs	Totals
	£	£	£
Hope House	14,187	2,972	71,178
St Georges Hall	7,196	1,696	37,885
Floating Support Projects	10,213	2,031	47,291
The Lodge	6,168	2,006	31,310
Street Outreach Project	604	111	2,576
Covid-19 Measures	-	-	3,026
Church View Apartments	20,266	3,052	72,599
Housing First	4	-	4
Out of Town Support	165	-	189
First Steps Housing Project	3,470	867	16,661
	62,273	12,735	282,719

8. NET INCOME/(EXPENDITURE)

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

	2022	2021
	£	£
Auditors' remuneration	4,404	3,680
Auditors' remuneration for non audit work	4,036	3,190
Depreciation - owned assets	152,401	136,465
Hire of plant and machinery	-	8,430
Surplus on disposal of fixed assets	(1,418)	-

9. 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.

Any connections or perceived conflicts of interest that a trustee or a senior manager may have, must be registered and disclosed to the board of trustees. In the current year no related party transactions were reported.

Trustees' expenses

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

10. STAFF COSTS

	2022	2021
	£	£
Wages and salaries	815,500	643,090
Social security costs	58,485	49,354
Other pension costs	11,845	8,488
	885,830	700,932

continued...

10. STAFF COSTS - continued

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

	2022	2021
Support workers	16	18
Housing management	11	14
Administration	1	3
Management	4	2
Cleaners	4	2
Activities coordinator	1	-
	37	39

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

The total remuneration for key management personnel amounted to £82,217 (2020: £78,062).

11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	27,032	2,152	29,184
Charitable activities			
Hope House	343,421	-	343,421
St Georges Hall	256,931	-	256,931
Bridge2Home	-	25,000	25,000
Floating Support Projects	-	183,408	183,408
The Lodge	146,268	32,484	178,752
Street Outreach Project	-	12,500	12,500
CMF	-	3,000	3,000
Covid-19 Measures	-	89,195	89,195
Church View Apartments	73,407	234,300	307,707
Church View Apartments Refurbishment	-	408,500	408,500
Housing First	-	7,500	7,500
Out of Town Support	-	12,000	12,000
Investment income	90	-	90
Total	847,149	1,010,039	1,857,188
EXPENDITURE ON			
Charitable activities			
Hope House	317,736	6,027	323,763
St Georges Hall	235,846	5,000	240,846
General	1,527	5,184	6,711
Bridge2Home	-	27,955	27,955
Floating Support Projects	56	167,251	167,307
The Lodge	151,434	54,467	205,901
Healthy Lifestyle Coach	-	2,681	2,681
Street Outreach Project	-	8,943	8,943
CMF	-	6,158	6,158
Covid-19 Measures	59	64,290	64,349
Church View Apartments	141,590	73,704	215,294
Church View Apartments Refurbishment	11,603	79,900	91,503

continued...

11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted funds £	Total funds £
Housing First	-	4,021	4,021
Out of Town Support	-	11,457	11,457
Total	859,851	517,038	1,376,889
NET INCOME/(EXPENDITURE)	(12,702)	493,001	480,299
RECONCILIATION OF FUNDS			
Total funds brought forward	242,178	1,255,081	1,497,259
TOTAL FUNDS CARRIED FORWARD	229,476	1,748,082	1,977,558

12. TANGIBLE FIXED ASSETS

	Freehold property £	Improvements to property £	Fixtures and fittings £	Computer equipment £	Totals £
COST					
At 1 April 2021	661,164	1,767,459	115,479	39,283	2,583,385
Additions	-	58,153	-	-	58,153
Disposals	-	-	(1,000)	(23,114)	(24,114)
At 31 March 2022	661,164	1,825,612	114,479	16,169	2,617,424
DEPRECIATION					
At 1 April 2021	117,084	173,913	47,703	27,452	366,152
Charge for year	33,059	95,067	20,396	3,879	152,401
Eliminated on disposal	-	-	(854)	(23,227)	(24,081)
At 31 March 2022	150,143	268,980	67,245	8,104	494,472
NET BOOK VALUE					
At 31 March 2022	511,021	1,556,632	47,234	8,065	2,122,952
At 31 March 2021	544,080	1,593,546	67,776	11,831	2,217,233

The net book value of housing association properties in Freehold and Improvements as at 31 March 2022 was £2,062,680 (2021 - £21,132,376)

continued...

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Other debtors	32,591	50,490
Prepayments	12,847	13,807
	45,438	64,297

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Bank loans and overdrafts (see note 16)	15,422	17,204
National insurance and other taxes	16,330	13,463
Other creditors	57,243	7,325
Accruals and deferred income	63,637	18,104
	152,632	56,096

Other creditors relate to the provision of invoices due at the year end but not yet received.

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

	2022	2021
	£	£
Bank loans (see note 16)	540,155	555,289

16. LOANS

An analysis of the maturity of loans is given below:

	2022	2021
	£	£
Amounts falling due within one year on demand:		
Bank loans	15,422	17,204
Amounts falling due between two and five years:		
Bank loans - 2-5 years	67,754	63,967
Amounts falling due in more than five years:		
Repayable by instalments:		
Bank loans more than 5 years	472,401	491,322

The loan is currently set on a variable rate; Bank of England base rate plus 3%.

continued...

17. LEASING AGREEMENTS

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

	2022	2021
	£	£
Within one year	18,500	18,500
Between one and five years	50,875	69,375
	69,375	87,875

18. SECURED DEBTS

The following secured debts are included within creditors:

	2022	2021
	£	£
Bank loans	555,577	572,493

The bank loan is secured against the freehold properties at 102 Victoria Road, Darlington ("The Lodge") and 19 Pembroke Court, Neasham Road, Darlington ("Church View").

continued...

19. MOVEMENT IN FUNDS

	At 1.4.21	Net movement in funds	Transfers between funds	At 31.3.22
	£	£	£	£
Unrestricted funds				
General fund	199,771	39,352	(109,588)	129,535
Church View Apartments Refurbishment	29,703	(5,962)	85,155	108,896
Church View Apartments - Designated	-	-	45,000	45,000
First Steps Housing Project - Designated	-	5,177	(4,663)	514
Out of Town - Designated	-	6,037	(6,037)	-
Early Intervention Outreach Project - Designated	-	9,867	(9,867)	-
	229,474	54,471	-	283,945
Restricted funds				
Bridge2Home	17,009	(17,009)	-	-
Floating Support Drugs and Alcohol service	3,825	(3,495)	-	330
Mental Health Support Worker	8,736	14	-	8,750
Floating Support Daily Living Skills	235	(235)	-	-
The Lodge Project	10,869	(10,869)	-	-
Healthy Lifestyle Coach	17,815	(17,815)	-	-
Early Intervention Outreach Project	(8,365)	8,888	-	523
Street Outreach Project	17,273	(17,292)	-	(19)
CMF Fund	619	2,305	-	2,924
Church View Apartments Refurbishment	1,483,412	(86,184)	-	1,397,228
Church View Support Worker	66,305	(29,305)	-	37,000
Church View DLS Co-ordinator	50,000	(10,000)	-	40,000
Housing First	3,479	(3,479)	-	-
Out of Town Support	543	(543)	-	-
Church View Client Activities	10,000	(10,000)	-	-
Church View Equipment and Furnishings	41,423	(12,166)	-	29,257
Covid Funds	24,906	(8,780)	-	16,126
	1,748,084	(215,965)	-	1,532,119
TOTAL FUNDS	1,977,558	(161,494)	-	1,816,064

continued...

19. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	1,069,243	(1,029,891)	39,352
Church View Apartments Refurbishment	-	(5,962)	(5,962)
Street Outreach - Designated	8,750	(8,750)	-
First Steps Housing Project - Designated	40,794	(35,617)	5,177
Out of Town - Designated	28,000	(21,963)	6,037
Housing First - Designated	2,500	(2,500)	-
Early Intervention Outreach Project - Designated	53,154	(43,287)	9,867
	1,202,441	(1,147,970)	54,471
Restricted funds			
Bridge2Home	-	(17,009)	(17,009)
Floating Support Drugs and Alcohol service	47,401	(50,896)	(3,495)
Mental Health Support Worker	14,999	(14,985)	14
Floating Support Daily Living Skills	-	(235)	(235)
The Lodge Project	5,450	(16,319)	(10,869)
Healthy Lifestyle Coach	-	(17,815)	(17,815)
Early Intervention Outreach Project	70,859	(61,971)	8,888
Street Outreach Project	6,502	(23,794)	(17,292)
CMF Fund	6,000	(3,695)	2,305
Church View Apartments Refurbishment	14	(86,198)	(86,184)
Church View Support Worker	53,652	(82,957)	(29,305)
Church View DLS Co-ordinator	1	(10,001)	(10,000)
Housing First	-	(3,479)	(3,479)
Out of Town Support	-	(543)	(543)
Church View Client Activities	-	(10,000)	(10,000)
Church View Equipment and Furnishings	-	(12,166)	(12,166)
Covid Funds	21,196	(29,976)	(8,780)
	226,074	(442,039)	(215,965)
TOTAL FUNDS	1,428,515	(1,590,009)	(161,494)

continued...

19. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.4.20 £	Net movement in funds £	At 31.3.21 £
Unrestricted funds			
General fund	203,529	(3,758)	199,771
Church View Apartments Refurbishment	33,073	(3,370)	29,703
Lodge	5,576	(5,576)	-
	242,178	(12,704)	229,474
Restricted funds			
Bridge2Home	18,972	(1,963)	17,009
Floating Support Drugs and Alcohol service	10,589	(6,764)	3,825
Mental Health Support Worker	7,116	1,620	8,736
Floating Support Daily Living Skills	235	-	235
The Lodge Project	33,037	(22,168)	10,869
Healthy Lifestyle Coach	21,523	(3,708)	17,815
Early Intervention Outreach Project	(2,734)	(5,631)	(8,365)
Street Outreach Project	12,554	4,719	17,273
CMF Fund	3,777	(3,158)	619
Church View Apartments Refurbishment	1,150,012	333,400	1,483,412
Church View Support Worker	-	66,305	66,305
Church View DLS Co-ordinator	-	50,000	50,000
Housing First	-	3,479	3,479
Out of Town Support	-	543	543
Church View Client Activities	-	10,000	10,000
Church View Equipment and Furnishings	-	41,423	41,423
Covid Funds	-	24,906	24,906
	1,255,081	493,003	1,748,084
TOTAL FUNDS	1,497,259	480,299	1,977,558

continued...

19. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	847,149	(850,907)	(3,758)
Church View Apartments Refurbishment	-	(3,370)	(3,370)
Lodge	-	(5,576)	(5,576)
	847,149	(859,853)	(12,704)
Restricted funds			
Bridge2Home	25,992	(27,955)	(1,963)
Floating Support Drugs and Alcohol service	53,253	(60,017)	(6,764)
Mental Health Support Worker	15,000	(13,380)	1,620
The Lodge Project	32,483	(54,651)	(22,168)
Healthy Lifestyle Coach	-	(3,708)	(3,708)
Early Intervention Outreach Project	115,152	(120,783)	(5,631)
Street Outreach Project	13,662	(8,943)	4,719
CMF Fund	3,000	(6,158)	(3,158)
Church View Apartments Refurbishment	413,300	(79,900)	333,400
Church View Support Worker	80,000	(13,695)	66,305
Church View DLS Co-ordinator	50,000	-	50,000
Housing First	7,500	(4,021)	3,479
Out of Town Support	12,000	(11,457)	543
Church View Client Activities	10,000	-	10,000
Church View Equipment and Furnishings	89,501	(48,078)	41,423
Covid Funds	89,196	(64,290)	24,906
	1,010,039	(517,036)	493,003
TOTAL FUNDS	1,857,188	(1,376,889)	480,299

continued...

19. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.20 £	Net movement in funds £	Transfers between funds £	At 31.3.22 £
Unrestricted funds				
General fund	203,529	35,594	(109,588)	129,535
Church View Apartments Refurbishment	33,073	(9,332)	85,155	108,896
Lodge	5,576	(5,576)	-	-
Church View Apartments - Designated	-	-	45,000	45,000
First Steps Housing Project - Designated	-	5,177	(4,663)	514
Out of Town - Designated	-	6,037	(6,037)	-
Early Intervention Outreach Project - Designated	-	9,867	(9,867)	-
	242,178	41,767	-	283,945
Restricted funds				
Bridge2Home	18,972	(18,972)	-	-
Floating Support Drugs and Alcohol service	10,589	(10,259)	-	330
Mental Health Support Worker	7,116	1,634	-	8,750
Floating Support Daily Living Skills	235	(235)	-	-
The Lodge Project	33,037	(33,037)	-	-
Healthy Lifestyle Coach	21,523	(21,523)	-	-
Early Intervention Outreach Project	(2,734)	3,257	-	523
Street Outreach Project	12,554	(12,573)	-	(19)
CMF Fund	3,777	(853)	-	2,924
Church View Apartments Refurbishment	1,150,012	247,216	-	1,397,228
Church View Support Worker	-	37,000	-	37,000
Church View DLS Co-ordinator	-	40,000	-	40,000
Church View Equipment and Furnishings	-	29,257	-	29,257
Covid Funds	-	16,126	-	16,126
	1,255,081	277,038	-	1,532,119
TOTAL FUNDS	1,497,259	318,805	-	1,816,064

continued...

19. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	1,916,392	(1,880,798)	35,594
Church View Apartments Refurbishment	-	(9,332)	(9,332)
Lodge	-	(5,576)	(5,576)
Street Outreach - Designated	8,750	(8,750)	-
First Steps Housing Project - Designated	40,794	(35,617)	5,177
Out of Town - Designated	28,000	(21,963)	6,037
Housing First - Designated	2,500	(2,500)	-
Early Intervention Outreach Project - Designated	53,154	(43,287)	9,867
	2,049,590	(2,007,823)	41,767
Restricted funds			
Bridge2Home	25,992	(44,964)	(18,972)
Floating Support Drugs and Alcohol service	100,654	(110,913)	(10,259)
Mental Health Support Worker	29,999	(28,365)	1,634
Floating Support Daily Living Skills	-	(235)	(235)
The Lodge Project	37,933	(70,970)	(33,037)
Healthy Lifestyle Coach	-	(21,523)	(21,523)
Early Intervention Outreach Project	186,011	(182,754)	3,257
Street Outreach Project	20,164	(32,737)	(12,573)
CMF Fund	9,000	(9,853)	(853)
Church View Apartments Refurbishment	413,314	(166,098)	247,216
Church View Support Worker	133,652	(96,652)	37,000
Church View DLS Co-ordinator	50,001	(10,001)	40,000
Housing First	7,500	(7,500)	-
Out of Town Support	12,000	(12,000)	-
Church View Client Activities	10,000	(10,000)	-
Church View Equipment and Furnishings	89,501	(60,244)	29,257
Covid Funds	110,392	(94,266)	16,126
	1,236,113	(959,075)	277,038
TOTAL FUNDS	3,285,703	(2,966,898)	318,805

Bridge2Home - this funding was towards the running of the Bridge2Home scheme. Funding in the year was received from The Virgin Money Foundation.

Floating Support Drugs and Alcohol service - this funding was received from Darlington Borough Council - Supporting people & CDCF (funding for sessional worker).

Mental Health Support Worker - this is a project for the employment of a Mental Health Support Worker. Funding in the year was received from NHS Darlington CCG and the Ballinger Charitable Trust.

The Lodge - this funding was received to help with the refurbishment of The Lodge and the development of ensuite facilities at the premises, additional funding was received towards the salary of support workers. Funding in the past was also received from from Homelessness Transition Fund, Ballinger Charitable Trust, Garfield Weston Foundation, Henry Smith Charity and Help the Homeless.

continued...

19. MOVEMENT IN FUNDS - continued

Healthy Lifestyle Coach - this funding was received for session costs for the Wellbeing Project.

Early Intervention Outreach Project - this project is a partnership with Darlington Borough Council and is part of the Governments Trailblazer Initiative aimed at the prevention of homelessness. Funding in the year was provided by Supporting People.

Begging /Street Outreach Initiative - Alongside meeting the needs of those who beg, we are also seeking to ask members of the public to think before giving money; an act of generosity can be very destructive if the money is used to buy drugs or causes people to stay out on the street in sub-zero temperatures, putting their health at risk, in anticipation of getting easy money.

Designated funds are unrestricted funds the 700 Club has distinguished from general funds for commissioned services. Designated funds can be transferred to other funds if needed for another service.

20. EMPLOYEE BENEFIT OBLIGATIONS

The charity offers a defined contribution pension scheme for employees. The total employers contribution paid and due in the year to 31 March 2022 was £11,845 (2021 - £8,488).

21. RELATED PARTY DISCLOSURES

During the year 1 trustee was an employee of a related Local Authority and another trustee was employed by a related building society. All transactions with the authority and building society are made at arm's length on commercial terms and the individuals are not able to use their position to their commercial advantage.

22. ULTIMATE CONTROLLING PARTY

The charity is under the control of the trustees.

23. ACCOMODATION IN MANAGEMENT

	As at 31 31 March 2021 Number	Additions Number	Disposals Number	Change in tenure Number	As at 31 March 2022 Number
Owned by 700 Club					
Bed & breakfast spaces	13	-	-	-	13
Apartment spaces	32	-	-	-	32
Managed by 700 Club					
Hostel spaces	29	-	-	-	29
Total managed accomodation	**74**				**74**

All accomodation is supported.

continued...

24. STATEMENT OF COMPREHENSIVE INCOME

as required by the Housing SORP.

	Unrestricted	Restricted	Total 2022	Total 2021
	£	£	£	£
Turnover	1,200,936	226,074	1,427,010	1,857,098
Operating expenditure	1,128,594	442,041	1,570,635	1,359,172
Operating surplus / (deficit)	72,342	(215,967)	(143,625)	497,926
Interest receivable	87	-	87	90
Interest payable and similar charges	17,956	-	17,956	17,717
Surplus / (deficit) before tax	54,473	(215,967)	(161,494)	480,299
Taxation	-	-	-	-
Surplus / (deficit) for the year	54,473	(215,967)	(161,494)	480,299
Other comprehensive income	-	-	-	-
Total comprehensive income / (loss) for the year	54,473	(215,967)	(161,494)	480,299

25. STATEMENT OF CHANGES IN FUNDS

as required by the Housing SORP.

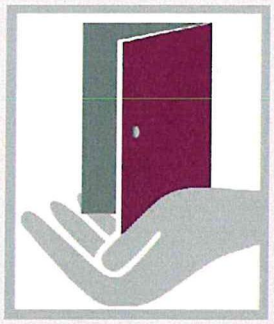
	Unrestricted	Restricted	Total
	£	£	£
Balance as at 31 March 2020	242,176	1,255,083	1,497,259
Surplus / (deficit)	(12,702)	493,001	480,299
Transfers	-	-	-
Balance as at 31 March 2021	229,474	1,748,084	1,977,558
Surplus / (deficit)	54,473	(215,967)	(161,474)
Transfers	-	-	-
Balance as at 31 March 2022	283,947	1,532,117	1,816,064

700 CLUB

England & Wales - Charity number 1056192

Accounts

700 Club



Annual Review

2020 - 2021

Local Charity Local Need Local People
We can do it together

Our Board of Directors and Trustees

Lee Vasey
Chair

Sally Hamilton
Company Secretary

Chris Hunter
Treasurer

Our Board brings together a wealth of expertise in areas relevant to the work of the 700 Club:

Housing and resettlement, financial planning, company risk management, criminal justice, the law, employment, drug treatment, alcohol recovery, mental health, trauma, debt, benefits, structure and advice.

They also bring lifetimes of experience in public and civic life.

Dr Susan Waterworth
Director

Milly Stoney
Director

Lesley Excel
Director

David Allaway
Director

From our Chairperson

Twenty-five years ago, the generosity of Darlington citizens gave birth to the 700 Club. We are now fast approaching, its Silver Jubilee year. We celebrate not just the achievements of the last twelve months, but also all that has been achieved since its foundation. If it were possible to raise a glass, I would certainly ask everyone to toast the staff, past and present and of course the individuals, who have allowed us to share in their journey

In spite of a very difficult year, we have opened a new project in the form of Church View, a building containing 32 apartments where individuals who lack the skills and confidence for independence have a resource in which they can safely grow towards it. Alongside this new venture, the wider work of the charity, on the front line of provision to Darlington's most vulnerable, has continued.

When writing the foreword to the Annual Report, I always express gratitude to the staff for their daily commitment to the people with whom they work. This year, words cannot express my admiration for them. Against the backdrop of their own fears, they have continued to be there for the organisation's service users, keeping both them, and themselves safe, and ensuring that their needs are met. I would also like to thank my fellow Board Members for generously giving their time and expertise, as well as those who fund our services, commissioners, partner agencies, and our many supporters.

The work of the 700 Club is not a solitary work but rests upon partnership.

Thank you; we could not do what we do without you.

Lee Vasey

From our Chief Executive

It is not possible to reflect upon the last year without acknowledging the impact of the global pandemic; to not do so would be to diminish the memory of those that have lost their lives to this dreadful disease. For the purpose of this report however, I would like to focus on the positives that have come out of this year.

For our service users and staff we did everything possible; we put in every protective measure that we could think of, in all of the projects to keep everybody safe, and thankfully, it was enough. With that as my starting point, it has been a year in which the organisation has grown, found new ways of working, and has had the privilege of sharing in the lives of nearly 500 service users.

There is so much to celebrate. At the heart of our celebration are the day-to-day triumphs of our service users as, with courage and determination, they overcome their difficulties, regain control of their lives, and recover their independence. Some of their stories are contained in the following report (names have been changed). We have also managed to open a new project, Church View Apartments.

This review contains a snapshot of the 700 Club services, some preventative, some focussed on accommodation, and others reaching out to people in the community through floating support. These services are woven into the fabric of the town and, through multi-agency and creative partnerships, individuals are given the resources to get the help that they need.

Thank you to our service users who have allowed the organisation to have a small part of their life journey. Thank you to a staff team which, amidst all the challenges of this extraordinary year, have worked tirelessly to continue to offer support and keep everybody safe, I am so proud of you all.

And finally thank you to our partners, our funders, and our supporters. If I have learnt one thing over this last year, it is that we are stronger together.

Yvonne Beattie

From our Treasurer

"The 700 Club finances remain robust in the face of a difficult year for staff, service users, and the wider sources of fundraising in the charity sector. The pandemic has had a far deeper impact than we imagined last year, however, the 700 Club has remained financially sound and secure and has continued to adapt to ensure it provides truly valuable services in Darlington.

Into the next financial year, the Church View project will continue to grow, and more certainty, in the broader economy will hopefully open the door to more fundraising opportunities.

I'm pleased to commend this year's financial statements."

Chris Hunter

Our Strategic Aims

The Charity's Objects are the relief of those persons who are in conditions of need, hardship or distress, in particular by the provision of temporary accommodation and social housing.

Our Primary Objectives:

The strategic vision that shapes our charitable activity is the reduction of homelessness by preventing and intervening in its causes. We therefore aim to do three things:

- To prevent people from becoming homeless
- To help people who are homeless
- To support vulnerable individuals to live independently in their own accommodation.

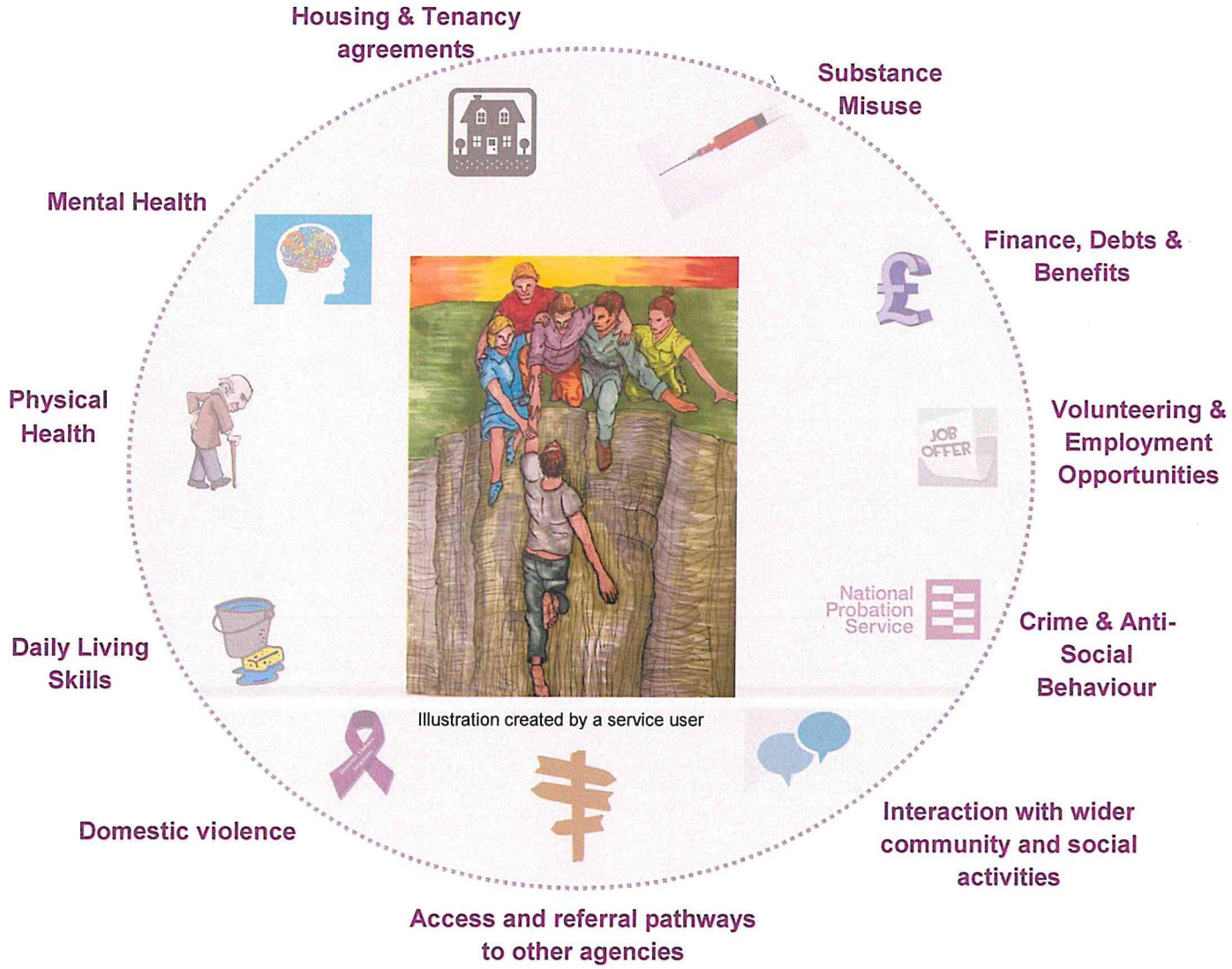
Our Values:

- To believe in people when they do not believe in themselves
- To be person centred not problem centred
- To embrace working in partnership
- To promote independence, inter-dependence and confidence

Overview of the 700 Club Services

The 700 Club exists to meet the needs of homeless and vulnerable people within Darlington. Individuals are supported to live independently through services that include prevention, accommodation, and outreach.

The image below illustrates some of the support offered within our services:



Accommodation

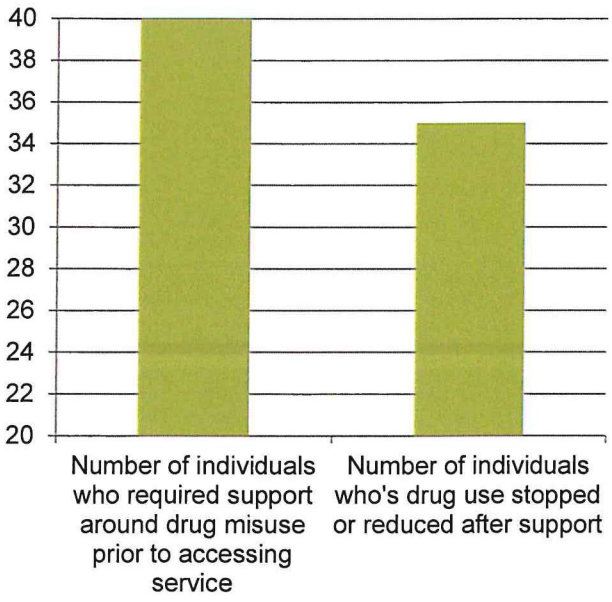
Hostels

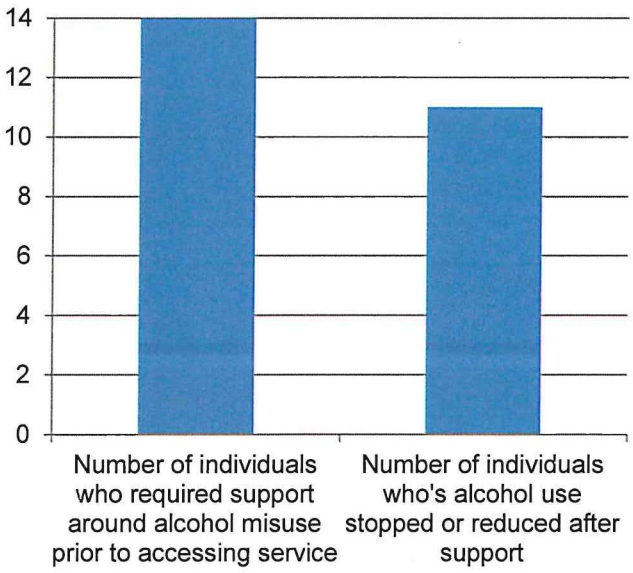
The hostels service offers intensive holistic support. Within this year, **60** people have completed their package of support and moved on from the service.

The hostels aim to support residents to:

- Reduce their debt, maximise their income and manage their finances.
- Establish and maintain a support network with activities designed to promote their skills, confidence and independence.
- Manage their physical/mental health and/or substance misuse.
- Maintain their accommodation and avoid eviction, comply with statutory orders and stay safe by minimising risk/harm to self and others.
- Make positive life choices and receive opportunities to contribute to the wider community.

Statistics of Substance Reduction





The Lodge

The Lodge Project enhances the effectiveness of other housing support services by offering a 'first stage' or an 'emergency' accommodation option for people in immediate housing need.

The project is accessible and staffed 24/7, and is therefore able to receive referrals at any time, avoiding the need for people 18+ to be either street homeless or sofa surfing,

The Lodge's service aim is to support individuals in immediate need, to address the barriers preventing them from returning home or moving into their own tenancy.

This year the service has worked with **121 individuals**.

Case Study: - Male 35 years old

Background

David came to The Lodge from serving a 5 ½ year prison sentence. He had a history of physical problems with his back and stomach, for which he is prescribed medication. David struggled with finances and had no bank account or benefits were in place. David has learning difficulties, and is also diagnosed with depression and anxiety, however he was not taking his prescribed medication which had a knock on effect on his moods, and he had a history of self-harm.

Support Provided

- David was supported to register with a local GP and appointments were made, in order for him to have a medical and medication review. A change in the medication for his depression and anxiety significantly improved his mental wellbeing and he was given additional medication for his back and stomach problems.
- David was supported to obtain a new bank account and to make a new online claim for universal credit.
- David was supported to move into long term accommodation with a tenancy of his own. He was also supported in making a Community Support Grant application to pay for household items that he required.

Synopsis

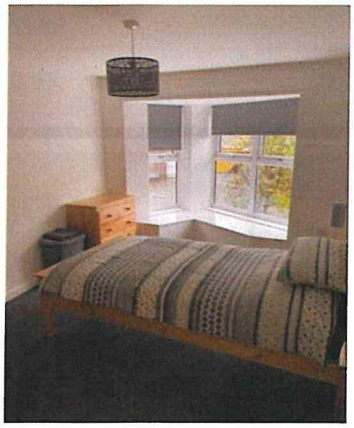
Since engaging in support and moving into his new accommodation, David's physical health is being monitored by his new GP, his prescriptions are being delivered weekly and he states that he no longer feels low. David's income has also been maximised and David states he feels much more positive about his future.

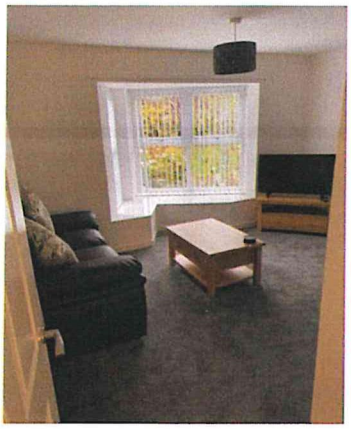
Church View Apartments

Church View comprises of 32 move-on apartments for individuals who have low needs but high vulnerabilities. For individuals aged 18+ who are capable of living independently but who lack the skills or confidence to do so. The aim of the project is to prepare people for independence. Residents are expected to engage in the support provided so that they can make a successful transition from Church View into independent accommodation and become integrated into the wider community.

Since the doors opened on 7th December, the service has supported individuals to:

- Overcome the barriers such as lack of skills and confidence that prevent them from living independently.
- Manage personal finances (rent, budgeting, bills and debt).
- Understand the obligations and responsibilities of having a tenancy.
- Establish and maintain a support network, engage with activities designed to promote skills, confidence, and independence.
- Manage physical/mental health.
- Maintain accommodation
- Acquire daily living skills – shopping, preparing healthy meals, room presentation and safety in the home, etc.
- Make positive life choices and support to contribute to the wider community.





Outreach

Early Intervention Outreach Project

Following a vulnerable person's alert, the aim of the project is to stabilise an individual's situation by addressing their immediate needs, which prompted the alert. Support on this service is up to 12 weeks and, if necessary, longer term support will be sourced.

Strong interagency working is critical to the work of the EIOP, with collaboration with agencies such as; STRIDE, Talking Changes, Step Forward Tess Valley, Mind, Man Health, Humankind, Age UK, DAD, and Harbour.

Case Study: - Male 72 years old
Primary Reason for Vulnerable Person Alert: Physical Health

Background
John lives in a 1-bedroom bungalow which he states is ideal for his needs. He is diagnosed with hypertension, migraine and planter fasciitis. He was in severe pain with his feet, and he told the adult contact team, as he had no family to support him, John was struggling to go shopping, cook meals and things such as housekeeping.

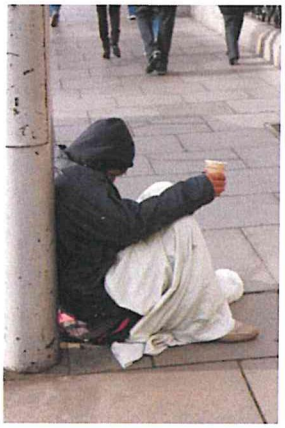
Support Provided

- Johns support worker liaised with his GP to apply for attendance allowance to meet his care needs
- Support was arranged for John to attend hospital appointments for the pain in his feet.
- As John was not managing his medication, following a medication review, it was arranged that his medication would be delivered in a medidose boxes to ensure he takes the medication at the correct times.
- Support worker referred John to an occupational therapist and, following an assessment, he is now receiving care visits 3 times per week for personal care and housekeeping. A perching stool in his kitchen, a raised toilet seat and a stool for his shower has also been arranged.
- Support worker assisted John to arrange regular ready meal deliveries. The company continue to send new menu's and John orders his meals himself weekly.
- John was also supported to set up a home email address and was shown how to access online shopping.

Synopsis
Following support, John feels much happier. His benefits are due to be processed which will help him pay for his care. Following his medication review and hospital visits, his pain has significantly reduced, and he is taking his medication correctly.

Due to the additional aids in him home, John feels be is able to be more independent. He feels more confident in his home now that carers are visiting regularly. John is eating a more healthy and varied diet due to having cooked meals delivered to his home and being able to access online shopping.

Begging Outreach Project



During 2020-21, **4** chronic beggars were identified; this represents a significant reduction in the number of people begging in Darlington compared to the numbers seen before this project was established in 2018.

All individuals identified as begging have been offered support to address needs such as accommodation, finance, mental ill-health, and substance misuse. The national campaign 'Have a Heart, Give Smart' continues to be prevalent in the Darlington, and is displayed around the town centre. This raises awareness among the general public that it is better to give to organisations helping those who beg rather than giving direct to beggars.

Mental Health Worker

The Mental Health Support Worker works alongside Key Workers to provide targeted interventions around mental health & mental wellbeing. The service supports individuals by referring into specialist agencies and working with the individual until those agencies are in place and established.

Issues addressed include anxiety, depression, panic attacks, suicidal thoughts, self-harm, anger management, lack of self–esteem and lack of confidence. During sessions, further issues such as unresolved grief, bereavement, past or present abuse, relationship difficulties, and domestic violence may sometimes emerge. Referrals are made to the appropriate organisation to support the individual.

Out of Town Outreach

This service is directed towards those who are placed in accommodation outside of Darlington by the Housing Options Team. This placement may be for the individual's protection, or because the individual has exhausted their housing opportunities within the town. The aim of the project is to provide those who are placed out of town the same level of support that they would receive if they were living within Darlington.

Since the project started in October 2020, **27** individuals have been supported to access services, to source and secure accommodation, address on-going issues and to recovery stability in their lives.

Case Study - Female, 43 years old
Fleeing domestic violence from the North Yorkshire area

Background

Amy was temporarily rehoused by DBC for her own safety when fleeing domestic violence. She has 4 children who are all under Local Authority care because she could not keep them safe whilst she was with her partner. She shared joint benefits with her partner and had thousands of pounds of debts in her name which she stated was because of loans taken out in her name. Amy feels she has been isolated for a very long time and would like to become involved in the local community and make new friends.

Support Provided

- Amy was supported to find more suitable accommodation and is now living safely in a 2-bedroom flat. She is on the first floor as she stated she would not feel safe on the ground floor. She has a spare bedroom as she would like to try to gain access to her children. Amy's accommodation also has a community garden where residents can sit on park benches and enjoy some outdoor space.
- Support worker assisted Amy to maximise her income. Amy was also supported, through a referral to CAB, to break the financial link to her partner when making new benefit claims.
- Amy was referred to Harbour Outreach Services where she was offered longer-term community-based support for domestic violence. She was also supported to attend 'The Freedom Programme' to learn how to spot signs of abuse in a relationship, and then to use that knowledge to empower her in relationships and to recover her confidence and self-esteem.
- Amy, with her Support Worker's encouragement, signed up a ladies' coffee morning group to try to socialise and make some new friends.
- Amy was supported to register with a GP and dentist in the local area, thus can access medical care if and when she needs it in the future.

Synopsis

After support, Amy feels relived and happy to start her new life in Darlington. She feels safe in her own home and is learning how to manage her own tenancy and finances. With the additional income, she no longer feels overwhelmed with debt.

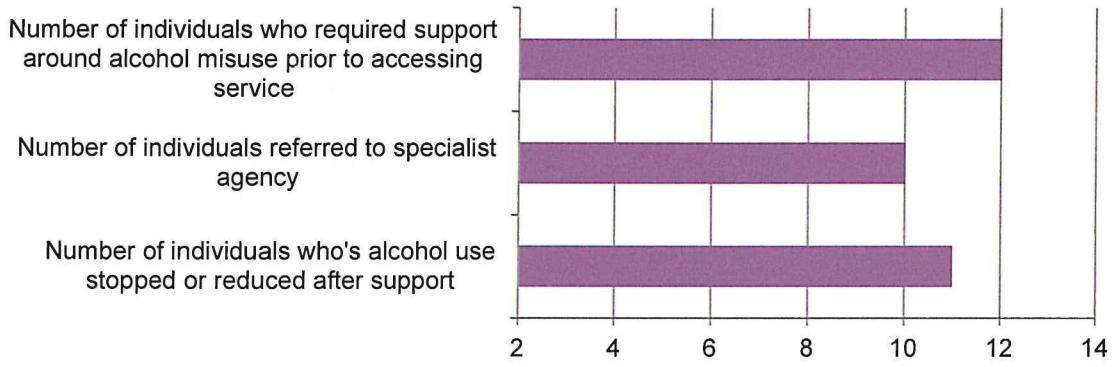
Amy is receiving on-going support from a specialist domestic violence worker and is engaging well with the mental health and autism services. She states that she can at last sleep easy, she feels confident moving forward with her life and has started to make new friends. Amy states that when she is a little stronger, she aims to try and gain access to her children.

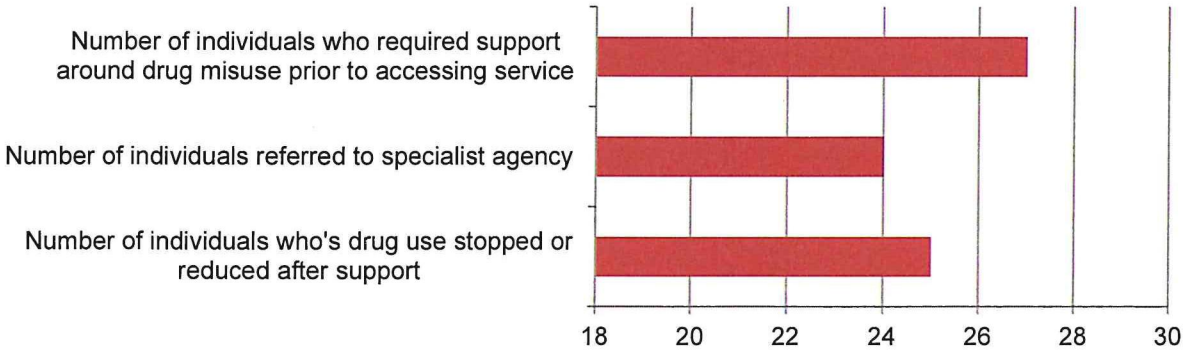
Substance Misuse Floating Support Service

The service provides a housing-related Floating Support service for people with alcohol or drug misuse problems, primary delivered in the person's own home. The support offered is person-centred, and is based around the individual, which means that they are in control. Through support planning, in partnership, the support worker and the individual identify current support needs and future aspirations and goals.

The service has supported **39** individuals over the last 12 months on the full service, and **45** people have also received support through the drop-in service. The referrals to the service have been made through a number of partner agencies including Darlington Borough Council, STRIDE, and Probation etc. The average time on service for the majority of individuals was 6-8 months before exiting.

Statistics for Reduction in Substance Misuse



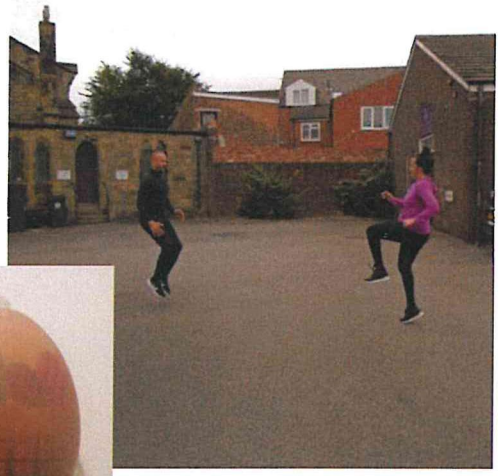


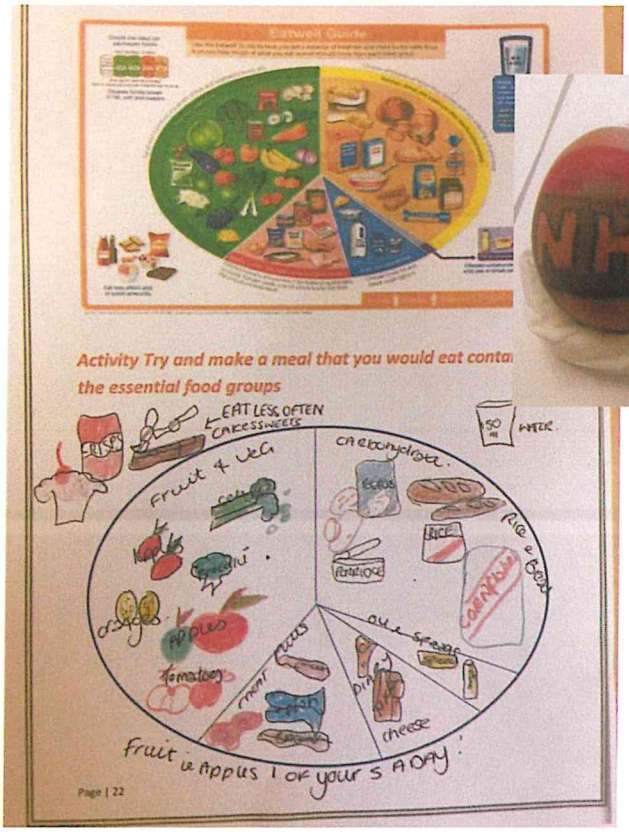
Activities

Due to a lot of external activities being unavailable this year, we have strived to ensure that our service users have still had the opportunity to engage in activities and have fun.

This has included sessions such as:

- Daily Living Skills course – this year, a DLS course has been designed to enable individuals to work through different modules at their own pace, gaining certificates upon completion.
- Quizzes, word searches and crosswords
- Doorway bingo
- Arts and crafts inc.picture competitions and egg decorating
- Treasure hunts
- Personal fitness sessions
- Gardening





A huge thank you to all of our funders for making the work we do possible.

Looking forward . . .

2021 will be our 25 year anniversary. We are currently looking at safe ways in which to celebrate this momentous occasion.

REGISTERED COMPANY NUMBER: 03191544 (England and Wales)
REGISTERED CHARITY NUMBER: 1056192

REPORT OF THE TRUSTEES AND

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

FOR

700 CLUB

CPT
Chartered Certified Accountants
Statutory Auditors
80 Victoria Road
Darlington
County Durham
DL1 5JG

700 CLUB

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for the Year Ended 31 March 2021

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700 CLUB

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 objectives of the Charity are the relief of those persons in the North-East of England (being the area to the East of the Pennines stretching from and including the county of North Yorkshire in the South to the border with Scotland in the North) who are in conditions of need, hardship or distress, in particular by the provision of temporary accommodation.

The overall strategy of the Charity is shaped by its charitable objects and exemplified in the Annual Review.

The primary measure of success is that individuals are able to live independently, without support, in accommodation of their choice. Overcoming the barriers to this includes addressing issues like addiction, anti-social behaviour, and skills deficit. Projects are all presented in the Annual Review.

The Trustees short-term objective is to maintain and sustain current business by ensuring that funding is in place and that new funding streams are identified. Longer term objectives are set out in the 5-year business plan. Having brought into operation a 32-unit accommodation project in this financial year, the Trustees are not planning any further major developments in the next financial year, but are considering provision of longer-term accommodation for individuals with chaotic lifestyles who require ongoing full-time support as a future project.

STRATEGIC REPORT

Achievement and performance

Charitable activities

Please see Annual Review.

Funding is in place to secure all projects in the designated timescale. New funding has been gained to offset the losses and expenses arising from the Covid-19 epidemic.

No material expenditure was incurred in the work of fundraising. Charitable income is gained using the charity's existing resources.

The charity has responsibility for approximately 150 people each day.

Impacts upon housing status translate into impacts in other areas. For example, lower levels of drug/alcohol consumption, greater uptake of treatment services, lower levels of drug related crime, higher levels of public safety, less long-term use of medical services. The organisation has developed specialist skills in working with those experiencing addiction.

All projects have different performance indicators that align with the interests of the funder.

Investment performance

The charity does not hold any investments.

Internal and external factors

Change of political administration is a risk factor - as change risks adjusting funding priorities. In Darlington the shift from Labour to Conservative meant new personnel but the charity has engaged positively with new administration and the earlier administration's emphasis on supporting vulnerable people has continued.

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2021

STRATEGIC REPORT

Financial review

Financial position

The charity achieved a surplus of £480,299 for the year ended 31 March 2021 (2020 - £1,032,244). This consisted of a deficit on unrestricted funds of £12,702 (2020 - £92,606) and surplus of £493,001 (2020 - £1,124,850) on restricted funds.

The total funds available to the charity at the year ended was £1,977,558 (2020 - £1,497,259) consisting of £229,476 (2020 - £242,182) of unrestricted funds and £1,748,082 (2020 - £1,255,077) of restricted funds.

Principal funding sources

The financial position of the charity has remained stable. Where funding streams have come to an end, new money has been found - i.e. switch from DCLG funds to Police and Local Authority. Local Authority funding is acquired through tender - where there is always a risk of not winning. Risk is minimised by high emphasis on quality of delivery.

The Board of Trustees review the company risk register on a regular basis.

Investment policy and objectives

The Charity does not have a policy for the selection of investments or for the selection of those who might receive monetary grants out of the assets of the charity.

Reserves policy

The 700 Club has a reserves policy. The Board consider that it is prudent to set aside, in reserves, an amount equivalent to three months operating costs calculated and reviewed annually. Only some of the company's reserves are liquid.

Funds in deficit

The Charity does not have any funds materially in deficit.

Future plans

The Trustees intend to maintain the current projects for future periods and also further develop the Move-on accommodation. The necessary funding is in place until 2024. The charity is working closely with partners in the delivery of a Housing First Model of support. An exploration of work with the Ministry of Justice is also ongoing.

The charity is moving towards a situation where it is sustainable in the long term. Local Authority contract are currently being tendered and assigned for the next six years.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

The 700 Club is a company limited by guarantee, incorporated on 26 April 1996 and registered as a charity on 17 June 1996. The charitable company was established under a Memorandum of Association which established the objects of the charitable company and is governed under its Articles of Association. The Memorandum and Articles of Association were both amended by Special Resolutions dated 8 January 1998, 10 September 1998, 22 November 2005, 19th February 2015 and 14th June 2019

The Memorandum of Association contains various powers (such as powers to acquire property, to borrow money, to employ staff and to provide advice and support) exercisable in pursuit of the Objects.

The charity originated as an initiative of the Darlington Housing Action Group. From 5 March 2015, it is registered with the Homes and Communities Agency (4811).

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

The 700 Club always welcomes approaches from people interested in joining the Board. The Board members themselves take a proactive approach to recruitment, speaking with people they feel would have something to contribute to the Charity at the Board level.

Prospective Board members receive a welcome pack including a full explanation as to how the 700 Club operates and what would be expected of them as a member of the Board. The explanation includes their responsibilities under both the Companies Acts and the Charities Acts.

Prospective Board members start with the 700 Club as formal attendees/co-opted members until the Annual General Meeting takes place and they either become Directors/Trustees or they remain formal attendees/co-opted members because that fits in with their other role(s) and the demands on their time.

Organisational structure

This is covered elsewhere in the Report.

Decision making

The Board/Trustees are advisory and offer scrutiny over the operational aspects of the charity. Senior Management Meetings are the primary decision making context (minutes are stored) for operational matters.

Induction and training of new trustees

As part of their induction, the Board members receive a welcome pack that contains relevant Charities Act and Companies Act details, explanation of the Trustee role and responsibilities and relevant job description, details about the Board structure, code of practice, conflict of interest policy and procedures, 700 Club Board level governance principles, Memorandum and Articles of Association, long term strategy, current business plan, details about various projects within the 700 Club and any relevant forms. They are also invited to look round 700 Club projects and meet the staff and volunteers from various work streams. They are invited to other internal and external meetings to improve the knowledge, skills and understandings relevant to the voluntary work they do for the Charity.

Key management remuneration

The Board set the salary increments on annual basis. Salary levels are set using comparative data from similar organisations. The CEO and Head of Strategy and Development's salary is assessed relative to parallel roles elsewhere.

Wider network

The charity has no formal relationship with any other body except through the provision of revenue (contracts, grants, etc). Strong operational partnerships are in place, however, with the Police, Local Authority, and CAB. The charity forms partnerships to assist service users reach their goals.

Risk management

The 700 Club has developed, established, and implemented a range of relevant policies, controls, and procedures to identify, mitigate and monitor the risks to which the charitable organisation may be exposed. In every area of its charitable business, namely people (clients, staff, volunteers, and visitors), finance, health and safety, quality, environment, property, and reputation, it tries to minimise risks and optimise positive outcomes.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

03191544 (England and Wales)

Registered Charity number

1056192

Registered office
Roadway House
Beaumont Street West
Darlington
County Durham
DL1 5SX

Trustees
Mrs M Stoney Trustee
Dr S Waterworth Trustee
L Excell Trustee
L Vasey Chairperson
S Hamilton Trustee
D Allaway Trustee
C D Hunter Treasurer

Company Secretary
S Hamilton

Auditors
CPT
Chartered Certified Accountants
Statutory Auditors
80 Victoria Road
Darlington
County Durham
DL1 5JG

Solicitors
Latimer Hinks
5-8 Priestgate
Darlington
Co. Durham
DL1 1NL

Bankers
Barclays Bank plc
31 High Row
Darlington
County Durham
DL3 7QS

The key personnel are Yvonne Beattie (CEO) and John Elliston (Head of Strategy and Development). They are the conduit between the Board and the workforce in both directions.

PUBLIC BENEFIT
The charity's aims and achievements are set out within this report. The activities set out in this report have been undertaken to further the charity's charitable purposes for the public benefit. The Trustees have complied with the duty under Section 17 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charities Commission and the trustees have paid due regard to this guidance in deciding what activities the charity should undertake.

700 CLUB

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2021

MEMBERS

Membership of the 700 Club is open to all adults who live or have a place of work within 20 miles of Darlington Market Place and who are accepted by the Directors as members.

Members have the right to vote at General Meetings, the voting rights including the appointment of the Directors of the charity. Members receive regular updates on the work of the charity and have opportunities to look round the projects and find out more about the work of the 700 Club.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of 700 Club for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS

The auditors, CPT, will be proposed for re-appointment at the forthcoming Annual General Meeting.

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on ...8th Sept 2021..... and signed on the board's behalf by:

.....

L Vasey - Trustee

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF 700 CLUB

Opinion

We have audited the financial statements of 700 Club (the 'charitable company') for the year ended 31 March 2021 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2021 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF 700 CLUB

Matters on which we are required to report by exception
In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

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

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

Our responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

When designing the audit, we decided upon a suitable level of materiality and determined the risks of material misstatement in the financial statements. We reviewed areas where subjective judgements were made by the management, including significant account estimates which involved making assumptions or considered future events which were inherently uncertain. Pressures upon the management, financial or otherwise, which could present as opportunities and motivations for fraud were also considered. The internal controls designed to mitigate the risks related to fraud were discussed with the management team. Review and testing was performed on the key estimates and judgements.

We gained an understanding of the legal and regulatory framework applicable to the Charitable Company and the sector in which it operates and considered the risk of acts by the Charitable Company that were contrary to these laws and regulations, including fraud. The laws and regulations considered included, but were not limited to, the Charities Act 2011 and the Housing Act 1996. We discussed with management the compliance with the above laws and regulations and corroborated any necessary evidence to information available.

We performed tests on samples of income and expenditure and cash balances throughout the year to ensure the activities were supported and in line with the organisation's charitable objectives. Our tests also included agreeing the financial statements and disclosures to underlying supporting documentation and enquiries with management.

No key audit matters were identified relating to irregularities, including fraud.

The audit procedures were designed to respond to risk of material misstatement in the financial statements and recognise that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error. This is because fraud may involve deliberate concealment by, for example, forgery, misrepresentation, or collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF 700 CLUB

Use of our report

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

Brian Thompson (Senior Statutory Auditor)
for and on behalf of CPT
Chartered Certified Accountants
Statutory Auditors
80 Victoria Road
Darlington
County Durham
DL1 5JG

Date: 16 September 2021

700 CLUB

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	27,032	2,152	29,184	26,764
Charitable activities	4				
Hope House		343,421	-	343,421	336,652
St Georges Hall		256,931	-	256,931	250,371
Bridge2Home		-	25,000	25,000	10,000
Floating Support Projects		-	183,408	183,408	176,033
The Lodge		146,268	32,484	178,752	176,702
Healthy Lifestyle Coach		-	-	-	10,000
Street Outreach Project		-	12,500	12,500	13,467
CMF		-	3,000	3,000	5,000
Covid-19 Measures		-	89,195	89,195	-
Church View Apartments		73,407	234,300	307,707	-
Church View Apartments Refurbishment		-	408,500	408,500	1,200,000
Housing First		-	7,500	7,500	-
Out of Town Support		-	12,000	12,000	-
Investment income	3	90	-	90	1,269
Total		847,149	1,010,039	1,857,188	2,206,258
EXPENDITURE ON					
Charitable activities	5				
Hope House		317,736	6,027	323,763	302,338
St Georges Hall		235,846	5,000	240,846	245,992
General		1,527	5,184	6,711	77,412
Bridge2Home		-	27,955	27,955	14,161
Floating Support Projects		56	167,251	167,307	191,399
The Lodge		151,434	54,467	205,901	206,480
Healthy Lifestyle Coach		-	2,681	2,681	13,422
Street Outreach Project		-	8,943	8,943	10,418
CMF		-	6,158	6,158	1,223
Covid-19 Measures		59	64,290	64,349	4,882
Church View Apartments		141,590	73,704	215,294	56,299
Church View Apartments Refurbishment		11,603	79,900	91,503	49,988
Housing First		-	4,021	4,021	-
Out of Town Support		-	11,457	11,457	-
Total		859,851	517,038	1,376,889	1,174,014
NET INCOME/(EXPENDITURE)		(12,702)	493,001	480,299	1,032,244

The notes form part of these financial statements

700 CLUB

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 £
RECONCILIATION OF FUNDS					
Total funds brought forward		242,178	1,255,081	1,497,259	465,015
TOTAL FUNDS CARRIED FORWARD		229,476	1,748,082	1,977,558	1,497,259

The notes form part of these financial statements

700 CLUB (REGISTERED NUMBER: 03191544)

BALANCE SHEET
31 March 2021

	Notes	Unrestricted funds £	Restricted funds £	2021 Total funds £	2020 Total funds £
FIXED ASSETS					
Tangible assets	11	667,069	1,550,164	2,217,233	1,465,414
CURRENT ASSETS					
Debtors	12	62,694	1,603	64,297	50,262
Cash at bank and in hand		98,661	208,752	307,413	605,976
		161,355	210,355	371,710	656,238
CREDITORS					
Amounts falling due within one year	13	(43,661)	(12,435)	(56,096)	(69,104)
NET CURRENT ASSETS		117,694	197,920	315,614	587,134
TOTAL ASSETS LESS CURRENT LIABILITIES		784,763	1,748,084	2,532,847	2,052,548
CREDITORS					
Amounts falling due after more than one year	14	(555,289)	-	(555,289)	(555,289)
NET ASSETS		229,474	1,748,084	1,977,558	1,497,259
FUNDS	17				
Unrestricted funds				229,474	242,178
Restricted funds				1,748,084	1,255,081
TOTAL FUNDS				1,977,558	1,497,259

The financial statements were approved by the Board of Trustees and authorised for issue on 8 Sept 2021 and were signed on its behalf by:

L Vasey - Trustee

C D Hunter - Trustee

The notes form part of these financial statements

700 CLUB

CASH FLOW STATEMENT
for the Year Ended 31 March 2021

	Notes	2021 £	2020 £
Cash flows from operating activities			
Cash generated from operations	1	619,855	1,132,907
Interest paid		(17,717)	(10,438)
Net cash provided by operating activities		602,138	1,122,469
Cash flows from investing activities			
Purchase of tangible fixed assets		(888,284)	(1,384,359)
Interest received		90	1,269
Net cash used in investing activities		(888,194)	(1,383,090)
Cash flows from financing activities			
New loans in year		-	585,000
Loan repayments in year		(12,507)	-
Net cash (used in)/provided by financing activities		(12,507)	585,000
Change in cash and cash equivalents in the reporting period		(298,563)	324,379
Cash and cash equivalents at the beginning of the reporting period		605,976	281,597
Cash and cash equivalents at the end of the reporting period		307,413	605,976

The notes form part of these financial statements

700 CLUB

NOTES TO THE CASH FLOW STATEMENT
for the Year Ended 31 March 2021

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2021 £	2020 £
Net income for the reporting period (as per the Statement of Financial Activities)	480,299	1,032,244
Adjustments for:		
Depreciation charges	136,465	80,771
Interest received	(90)	(1,269)
Interest paid	17,717	10,438
(Increase)/decrease in debtors	(14,035)	10,101
(Decrease)/increase in creditors	(501)	622
Net cash provided by operations	619,855	1,132,907

2. ANALYSIS OF CHANGES IN NET FUNDS/(DEBT)

	At 1.4.20 £	Cash flow £	At 31.3.21 £
Net cash			
Cash at bank and in hand	605,976	(298,563)	307,413
	605,976	(298,563)	307,413
Debt			
Debts falling due within 1 year	(29,711)	12,507	(17,204)
Debts falling due after 1 year	(555,289)	-	(555,289)
	(585,000)	12,507	(572,493)
Total	20,976	(286,056)	(265,080)

The notes form part of these financial statements

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.

Income
All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

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	- 5% on cost
Improvements to property	- 15% on cost
Fixtures and fittings	- 25% on cost
Computer equipment	- 25% on cost

Tangible fixed assets costing more than £250 are capitalised and included at cost less attributable depreciation. All repairs and renewal costs relating to the hostels have been charged to the Statement of Financial Activities.

Included within tangible fixed assets are items purchased using restricted funds. These items are released into the Statement of Financial Activities over the useful life of the asset. The net book value of these items at the year end was £877,146 (2020: £877,146).

Taxation
The charity is exempt from corporation tax on its charitable activities.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Hire purchase and leasing commitments
Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight line basis over the period of the lease.

Pension costs and other post-retirement benefits
The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

continued...

2. DONATIONS AND LEGACIES

	2021	2020
	£	£
Donations	29,184	26,764

3. INVESTMENT INCOME

	2021	2020
	£	£
Deposit account interest	90	1,269

4. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2021	2020
		£	£
Grants receivable	Hope House	87,854	83,636
Housing benefit	Hope House	241,516	238,657
Residents room charges	Hope House	14,051	14,359
Grants receivable	St Georges Hall	71,727	70,929
Housing benefit	St Georges Hall	177,264	169,952
Residents room charges	St Georges Hall	7,940	9,435
Other income	St Georges Hall	-	55
Grants receivable	Bridge2Home	25,000	10,000
Grants receivable	Floating Support Projects	190,408	187,033
Residents room charges	Floating Support Projects	(7,000)	(11,000)
Grants receivable	The Lodge	32,484	50,724
Residents room charges	The Lodge	146,268	125,978
Grants receivable	Healthy Lifestyle Coach	-	10,000
Grants receivable	Street Outreach Project	12,500	13,467
Grants receivable	CMF	3,000	5,000
Grants receivable	Covid-19 Measures	93,800	-
Housing benefit	Covid-19 Measures	(2,633)	-
Residents room charges	Covid-19 Measures	(1,972)	-
Grants receivable	Church View Apartments	297,967	-
Housing benefit	Church View Apartments	10,677	-
Residents room charges	Church View Apartments	(937)	-
Grants receivable	Church View Apartments Refurbishment	408,500	1,200,000
Grants receivable	Housing First	7,500	-
Grants receivable	Out of Town Support	12,000	-
		1,827,914	2,178,225

continued...

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs	Support costs (see note 6)	Totals
	£	£	£
Hope House	306,303	17,460	323,763
St Georges Hall	230,232	10,614	240,846
General	38,360	(31,649)	6,711
Bridge2Home	23,851	4,104	27,955
Floating Support Projects	151,494	15,813	167,307
The Lodge	196,657	9,244	205,901
Healthy Lifestyle Coach	2,681	-	2,681
Street Outreach Project	7,296	1,647	8,943
CMF	6,158	-	6,158
Covid-19 Measures	64,349	-	64,349
Church View Apartments	213,906	1,388	215,294
Church View Apartments Refurbishment	81,903	9,600	91,503
Housing First	4,021	-	4,021
Out of Town Support	11,457	-	11,457
	1,338,668	38,221	1,376,889

6. SUPPORT COSTS

	Governance costs
	£
Hope House	17,460
St Georges Hall	10,614
General	(31,649)
Bridge2Home	4,104
Floating Support Projects	15,813
The Lodge	9,244
Street Outreach Project	1,647
Church View Apartments	1,388
Church View Apartments Refurbishment	9,600
	38,221

7. NET INCOME/(EXPENDITURE)

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

	2021	2020
	£	£
Auditors' remuneration	3,680	3,716
Auditors' remuneration for non audit work	3,190	3,219
Depreciation - owned assets	136,465	80,771
Hire of plant and machinery	8,430	6,444

continued...

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.

Any connections or perceived conflicts of interest that a trustee or a senior manager may have, must be registered and disclosed to the board of trustees. In the current year no related party transactions were reported.

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	643,090	609,881
Social security costs	49,354	44,539
Other pension costs	8,488	7,156
	700,932	661,576

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

	2021	2020
Support workers	18	17
Housing management	14	14
Administration	3	2
Management	2	2
Cleaners	2	1
	39	36

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

Wages and salaries includes employers national insurance costs of £49,354 (2020: £44,541).

The total remuneration for key management personnel amounted to £78,062 (2020: £78,062).

10. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds	Restricted funds	Total funds
	£	£	£
INCOME AND ENDOWMENTS FROM			
Donations and legacies	8,573	18,191	26,764
Charitable activities			
Hope House	336,652	-	336,652
St Georges Hall	250,371	-	250,371
Bridge2Home	-	10,000	10,000
Floating Support Projects	-	176,033	176,033
The Lodge	125,978	50,724	176,702
Healthy Lifestyle Coach	-	10,000	10,000
Street Outreach Project	-	13,467	13,467

continued...

10. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted funds £	Total funds £
CMF	-	5,000	5,000
Church View Apartments Refurbishment	-	1,200,000	1,200,000
Investment income	1,269	-	1,269
Total	722,843	1,483,415	2,206,258
EXPENDITURE ON			
Charitable activities			
Hope House	302,338	-	302,338
St Georges Hall	245,992	-	245,992
General	77,412	-	77,412
Bridge2Home	-	14,161	14,161
Floating Support Projects	83	191,316	191,399
The Lodge	128,443	78,037	206,480
Healthy Lifestyle Coach	-	13,422	13,422
Street Outreach Project	-	10,418	10,418
CMF	-	1,223	1,223
Covid-19 Measures	4,882	-	4,882
Church View Apartments	56,299	-	56,299
Church View Apartments Refurbishment	-	49,988	49,988
Total	815,449	358,565	1,174,014
NET INCOME/(EXPENDITURE)	(92,606)	1,124,850	1,032,244
RECONCILIATION OF FUNDS			
Total funds brought forward	334,788	130,227	465,015
TOTAL FUNDS CARRIED FORWARD	242,182	1,255,077	1,497,259

continued...

11. TANGIBLE FIXED ASSETS

	Freehold property £	Improvements to property £	Fixtures and fittings £	Computer equipment £	Totals £
COST					
At 1 April 2020	661,164	963,752	43,576	26,609	1,695,101
Additions	-	803,707	71,903	12,674	888,284
At 31 March 2021	661,164	1,767,459	115,479	39,283	2,583,385
DEPRECIATION					
At 1 April 2020	84,026	86,550	34,388	24,723	229,687
Charge for year	33,058	87,363	13,315	2,729	136,465
At 31 March 2021	117,084	173,913	47,703	27,452	366,152
NET BOOK VALUE					
At 31 March 2021	544,080	1,593,546	67,776	11,831	2,217,233
At 31 March 2020	577,138	877,202	9,188	1,886	1,465,414

12. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Other debtors	50,490	37,785
Prepayments	13,807	12,477
	64,297	50,262

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Bank loans and overdrafts (see note 15)	17,204	29,711
National insurance and other taxes	13,463	10,600
Other creditors	7,325	9,929
Accruals and deferred income	18,104	18,864
	56,096	69,104

Other creditors relate to the provision of invoices due at the year end but not yet received.

continued...

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

	2021	2020
	£	£
Bank loans (see note 15)	555,289	555,289

15. LOANS

An analysis of the maturity of loans is given below:

	2021	2020
	£	£
Amounts falling due within one year on demand:		
Bank loans	17,204	29,711
Amounts falling due between two and five years:		
Bank loans - 2-5 years	63,967	51,461
Amounts falling due in more than five years:		
Repayable by instalments:		
Bank loans more 5 yr by instal	491,322	503,828

16. SECURED DEBTS

The following secured debts are included within creditors:

	2021	2020
	£	£
Bank loans	572,493	585,000

The bank loan is secured against the freehold properties at 102 Victoria Road, Darlington ("The Lodge") and 19 Pembroke Court, Neasham Road, Darlington ("Church View").

continued...

17. MOVEMENT IN FUNDS

	At 1.4.20 £	Net movement in funds £	At 31.3.21 £
Unrestricted funds			
General fund	203,529	(3,758)	199,771
Church View Apartments	33,073	(3,370)	29,703
Lodge	5,576	(5,576)	-
	242,178	(12,704)	229,474
Restricted funds			
Bridge2Home	18,972	(1,963)	17,009
Floating Support Drugs and Alcohol service	10,589	(6,764)	3,825
Mental Health Support Worker	7,116	1,620	8,736
Floating Support Daily Living Skills	235	-	235
The Lodge Project	33,037	(22,168)	10,869
Healthy Lifestyle Coach	21,523	(3,708)	17,815
Early Intervention Outreach Project	(2,734)	(5,631)	(8,365)
Street Outreach Project	12,554	4,719	17,273
CMF Fund	3,777	(3,158)	619
Church View Apartments Refurbishment	1,150,012	333,400	1,483,412
Church View Support Worker	-	66,305	66,305
Church View DLS Co-ordinator	-	50,000	50,000
Housing First	-	3,479	3,479
Out of Town Support	-	543	543
Church View Client Activities	-	10,000	10,000
Church View Equipment and Furnishings	-	41,423	41,423
Covid Funds	-	24,906	24,906
	1,255,081	493,003	1,748,084
TOTAL FUNDS	1,497,259	480,299	1,977,558

continued...

17. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	847,149	(850,907)	(3,758)
Church View Apartments	-	(3,370)	(3,370)
Lodge	-	(5,576)	(5,576)
	847,149	(859,853)	(12,704)
Restricted funds			
Bridge2Home	25,992	(27,955)	(1,963)
Floating Support Drugs and Alcohol service	53,253	(60,017)	(6,764)
Mental Health Support Worker	15,000	(13,380)	1,620
The Lodge Project	32,483	(54,651)	(22,168)
Healthy Lifestyle Coach	-	(3,708)	(3,708)
Early Intervention Outreach Project	115,152	(120,783)	(5,631)
Street Outreach Project	13,662	(8,943)	4,719
CMF Fund	3,000	(6,158)	(3,158)
Church View Apartments Refurbishment	413,300	(79,900)	333,400
Church View Support Worker	80,000	(13,695)	66,305
Church View DLS Co-ordinator	50,000	-	50,000
Housing First	7,500	(4,021)	3,479
Out of Town Support	12,000	(11,457)	543
Church View Client Activities	10,000	-	10,000
Church View Equipment and Furnishings	89,501	(48,078)	41,423
Covid Funds	89,196	(64,290)	24,906
	1,010,039	(517,036)	493,003
TOTAL FUNDS	1,857,188	(1,376,889)	480,299

continued...

17. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.4.19 £	Net movement in funds £	Transfers between funds £	At 31.3.20 £
Unrestricted funds				
General fund	334,788	(92,610)	(38,649)	203,529
Church View Apartments	-	-	33,073	33,073
Lodge	-	-	5,576	5,576
	334,788	(92,610)	-	242,178
Restricted funds				
Bridge2Home	20,831	(1,859)	-	18,972
Floating Support Drugs and Alcohol service	28,323	(17,734)	-	10,589
Mental Health Support Worker	4,740	2,376	-	7,116
Floating Support Daily Living Skills	235	-	-	235
The Lodge Project	47,071	(14,034)	-	33,037
Healthy Lifestyle Coach	23,906	(2,383)	-	21,523
Early Intervention Outreach Project	(2,807)	73	-	(2,734)
Street Outreach Project	7,928	4,626	-	12,554
CMF Fund	-	3,777	-	3,777
Church View Apartments Refurbishment	-	1,150,012	-	1,150,012
	130,227	1,124,854	-	1,255,081
TOTAL FUNDS	465,015	1,032,244	-	1,497,259

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	722,843	(815,453)	(92,610)
Restricted funds			
Bridge2Home	12,302	(14,161)	(1,859)
Floating Support Drugs and Alcohol service	51,922	(69,656)	(17,734)
Mental Health Support Worker	14,999	(12,623)	2,376
The Lodge Project	64,003	(78,037)	(14,034)
Healthy Lifestyle Coach	11,039	(13,422)	(2,383)
Early Intervention Outreach Project	109,106	(109,033)	73
Street Outreach Project	15,044	(10,418)	4,626
CMF Fund	5,000	(1,223)	3,777
Church View Apartments Refurbishment	1,200,000	(49,988)	1,150,012
	1,483,415	(358,561)	1,124,854
TOTAL FUNDS	2,206,258	(1,174,014)	1,032,244

continued...

17. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.19 £	Net movement in funds £	Transfers between funds £	At 31.3.21 £
Unrestricted funds				
General fund	334,788	(96,368)	(38,649)	199,771
Church View Apartments	-	(3,370)	33,073	29,703
Lodge	-	(5,576)	5,576	-
	334,788	(105,314)	-	229,474
Restricted funds				
Bridge2Home	20,831	(3,822)	-	17,009
Floating Support Drugs and Alcohol service	28,323	(24,498)	-	3,825
Mental Health Support Worker	4,740	3,996	-	8,736
Floating Support Daily Living Skills	235	-	-	235
The Lodge Project	47,071	(36,202)	-	10,869
Healthy Lifestyle Coach	23,906	(6,091)	-	17,815
Early Intervention Outreach Project	(2,807)	(5,558)	-	(8,365)
Street Outreach Project	7,928	9,345	-	17,273
CMF Fund	-	619	-	619
Church View Apartments Refurbishment	-	1,483,412	-	1,483,412
Church View Support Worker	-	66,305	-	66,305
Church View DLS Co-ordinator	-	50,000	-	50,000
Housing First	-	3,479	-	3,479
Out of Town Support	-	543	-	543
Church View Client Activities	-	10,000	-	10,000
Church View Equipment and Furnishings	-	41,423	-	41,423
Covid Funds	-	24,906	-	24,906
	130,227	1,617,857	-	1,748,084
TOTAL FUNDS	465,015	1,512,543	-	1,977,558

continued...

17. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	1,569,992	(1,666,360)	(96,368)
Church View Apartments	-	(3,370)	(3,370)
Lodge	-	(5,576)	(5,576)
	1,569,992	(1,675,306)	(105,314)
Restricted funds			
Bridge2Home	38,294	(42,116)	(3,822)
Floating Support Drugs and Alcohol service	105,175	(129,673)	(24,498)
Mental Health Support Worker	29,999	(26,003)	3,996
The Lodge Project	96,486	(132,688)	(36,202)
Healthy Lifestyle Coach	11,039	(17,130)	(6,091)
Early Intervention Outreach Project	224,258	(229,816)	(5,558)
Street Outreach Project	28,706	(19,361)	9,345
CMF Fund	8,000	(7,381)	619
Church View Apartments Refurbishment	1,613,300	(129,888)	1,483,412
Church View Support Worker	80,000	(13,695)	66,305
Church View DLS Co-ordinator	50,000	-	50,000
Housing First	7,500	(4,021)	3,479
Out of Town Support	12,000	(11,457)	543
Church View Client Activities	10,000	-	10,000
Church View Equipment and Furnishings	89,501	(48,078)	41,423
Covid Funds	89,196	(64,290)	24,906
	2,493,454	(875,597)	1,617,857
TOTAL FUNDS	4,063,446	(2,550,903)	1,512,543

Bridge2Home - this funding was towards the running of the Bridge2Home scheme. Funding in the year was received from The Virgin Money Foundation.

Floating Support Drugs and Alcohol service - this funding was received from Darlington Borough Council - Supporting people & CDCF (funding for sessional worker).

Mental Health Support Worker - this is a project for the employment of a Mental Health Support Worker. Funding in the year was received from NHS Darlington CCG and the Ballinger Charitable Trust.

The Lodge - this funding was received to help with the refurbishment of The Lodge and the development of ensuite facilities at the premises, additional funding was received towards the salary of support workers. Funding in the year was received from Homelessness Transition Fund, Ballinger Charitable Trust, Garfield Weston Foundation, Henry Smith Charity and Help the Homeless.

Arts Project - this funding was received for session costs for the Arts Project. Funding was received from 1989 Willan Charitable Trust.

Healthy Lifestyle Coach - this funding was received for session costs for the Wellbeing Project.

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17. MOVEMENT IN FUNDS - continued

Early Intervention Outreach Project - this project is a partnership with Darlington Borough Council and is part of the Governments Trailblazer Initiative aimed at the prevention of homelessness. Funding in the year was provided by Supporting People.

Social Prescribing - By working in partnership with statutory providers (GP's, health and social care professionals), this service aims to maximize an individual's overall quality of life by supporting, hand-holding, signposting and connecting them with non-medical sources of help in their locality. Referrals can be made into this service by any medical professional.

Begging Outreach Initiative - Alongside meeting the needs of those who beg, we are also seeking to ask members of the public to think before giving money; an act of generosity can be very destructive if the money is used to buy drugs or causes people to stay out on the street in sub-zero temperatures, putting their health at risk, in anticipation of getting easy money.

18. RELATED PARTY DISCLOSURES

During the year 1 trustee was an employee of a related Local Authority and another trustee was employed by a related building society. All transactions with the authority and building society are made at arm's length on commercial terms and the individuals are not able to use their position to their commercial advantage.

19. ULTIMATE CONTROLLING PARTY

The charity is under the control of the trustees.

700 CLUB

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
for the Year Ended 31 March 2021

	2021	2020
	£	£
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	29,184	26,764
Investment income		
Deposit account interest	90	1,269
Charitable activities		
Grants receivable	1,242,740	1,630,789
Housing benefit	426,824	408,609
Residents room charges	158,350	138,772
Other income	-	55
	1,827,914	2,178,225
Total incoming resources	1,857,188	2,206,258
EXPENDITURE		
Charitable activities		
Wages	643,090	609,881
Social security	49,354	44,539
Pensions	8,488	7,156
Bank staff workers	58,350	87,400
Hire of plant and machinery	8,430	6,444
Rates and water	23,466	26,050
Insurance	22,964	16,363
Light and heat	42,103	33,947
Telephone	7,945	7,901
Postage and stationery	9,439	2,002
Advertising and recruitment	5,502	2,066
Sundries	11,556	13,710
Management fees	107,113	98,125
Rent	19,300	19,528
Repairs and maintenance	117,397	34,944
Sanitation	7,372	4,049
Cleaning	19,877	6,935
Training	3,928	2,924
Bad debts	4,358	7,276
Volunteer expenses	321	217
Service user involvement	14,133	6,416
Freehold property	33,058	23,543
Improvements to property	87,363	55,172
Fixtures and fittings	13,315	1,097
Carried forward	1,318,222	1,117,685

700 CLUB

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
for the Year Ended 31 March 2021

	2021	2020
	£	£
Charitable activities		
Brought forward	1,318,222	1,117,685
Computer equipment	2,729	959
Bank loan interest	17,717	10,438
	1,338,668	1,129,082
Support costs		
Governance costs		
Auditors' remuneration	3,680	3,716
Auditors' remuneration for non audit work	3,190	3,219
Sundries	-	755
Legal fees	10,738	17,737
Employee health plan	2,965	2,696
Peninsula fees	7,838	7,838
ISO fees	2,265	3,224
Telephone and fax	1,513	860
Post, printing and stationery	4,094	2,073
Subscriptions	582	96
Training	748	1,085
Bank charges	609	1,633
Head office contribution	(1)	-
	38,221	44,932
Total resources expended	1,376,889	1,174,014
Net income	480,299	1,032,244