

CHARITY REGISTRATION NUMBER: 1177064

Seahouses Hostel

Unaudited Financial Statements

31 March 2025

Seahouses Hostel

Financial Statements

Year ended 31 March 2025

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Seahouses Hostel

Trustees' Annual Report

Year ended 31 March 2025

The trustees present their report and the unaudited financial statements of the charity for the year ended 31 March 2025.

Reference and administrative details

Registered charity name Seahouses Hostel

Charity registration number 1177064

Principal office 157 Main Street
Seahouses
Northumberland
NE68 1TU

The trustees

Mrs J Turnbull
Canon T Macpherson
The Venerable Dr C Sourbut
Groves

Mr A Harris

(Resigned 23 July 2024)

Mr G Scott

A Patterson

(Appointed 23 July 2024)

Independent examiner Michael W Reed
Russell House
Greenwell Road
Alnwick
Northumberland
NE66 1HB

Structure, governance and management

In preparing these financial statements, the trustees are required to select suitable accounting policies, as described on pages 7 - 10, and then apply them on a consistent basis, making judgements and estimates that are prudent and reasonable. The trustees must also prepare the financial statements on the going concern basis unless it is not appropriate to presume that the charity 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 charity and to enable them to ensure that the financial statements comply with the Charities Act 2011. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Seahouses Hostel

Trustees' Annual Report *(continued)*

Year ended 31 March 2025

Objectives and activities

Purposes, aims and delivering public benefit

The Seahouses Hostel is a registered charity (Charity Registration No. 1177064).

The Seahouses Hostel objectives and aims are:

1. To provide a positive residential environment for young people, allowing them to feel valued and special as well as to experience the local area.
2. To provide an environment for learning and development, with an emphasis towards children and young people.
3. To involve, contribute to and have a positive impact in the local community, locally and within north Northumberland.
4. To achieve the sort of financial and operational survivability that ensures the inclusion of disadvantaged groups.
5. To make a contribution to the church's mission in the North-East of England and beyond, through hospitality and an environment that promotes spiritual well-being

The Trustees consider that the above objectives and activities are undertaken to further the Charity's purpose for the public benefit. The Trustees confirm that they have given due regard to the Charity Commission's guidance on public benefit.

Achievements and performance

The Management Committee of the Seahouses Hostel meets on a regular basis in order to monitor progress against the Charity's objectives. During the financial period ended 31 March 2024, the Warden has continued to look after the fabric of the building, being proactive in identifying work required to ensure that it is maintained to the highest possible standard. Accommodation levels have fallen slightly during the year, due to some exceptionally high numbers experienced during the previous year and also reflecting a local trend in the tourism sector caused by the general economic situation. These numbers are however now similar to those prevailing prior to the pandemic in 2020.

Seahouses Hostel

Trustees' Annual Report *(continued)*

Year ended 31 March 2025

Financial review

Principal funding sources

The Charity generates its income from its main activity as a hostel.

The Charity also continues to benefit from grants and is grateful to have received in the period under review a total of £17,000. This included a grant for redecorating and replacing the flooring in the Hall. Most notably the Lord Crewe Charity provided financial support of £15,000, being a bursary enabling a lower charging tariff for qualifying groups visiting from within the Newcastle and Durham Diocese's

The Charity has letting income of £70,146 (2024 £80,057) and generated an overall deficit of £27,106 (2024: surplus of £5,875) mainly due to refurbishment work being undertaken.

The Charity continues to hold a designated fund, to be used for the Seahouses Hostel Development Project. The balance of this fund currently stands at £120,226 and following completion of the initial phase it is anticipated that a substantial proportion of this fund will be carried forward to assist in subsequent work phases.

Investment and Reserves Policy

The Charity has no investments or significant reserves and, as such, does not have a formal investment policy. Where possible, cash balances are held in interest earning deposit accounts.

With respect to reserves, the Trustees have identified the need to provide a level of reserves which is sufficient to meet day to day running costs for one year, and to provide for ongoing and contingent building repairs. The Trustees estimate that a reserve of £70,000, which represents almost equivalent to one year's annual expenditure, is adequate for this purpose.

Plans for future periods

The immediate priority is to stabilize and grow our visitor numbers, through continual improvement of the facilities afforded allied to a value for money approach. The continued financial support of the Lord Crewe Trust provides invaluable assistance by means of a subsidised tariff, to qualifying groups.

The trustees' annual report was approved on 17 June 2025 and signed on behalf of the board of trustees by:



Canon T Macpherson
Trustee

Seahouses Hostel

Independent Examiner's Report to the Trustees of Seahouses Hostel

Year ended 31 March 2025

I report to the trustees on my examination of the financial statements of Seahouses Hostel ('the charity') for the year ended 31 March 2025.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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



Michael W Reed
Independent Examiner

Russell House
Greenwell Road
Alnwick
Northumberland
NE66 1HB

17 June 2025

Seahouses Hostel

Statement of Financial Activities

Year ended 31 March 2025

		2025		2024
	Note	Unrestricted funds £	Total funds £	Total funds £
Income and endowments				
Donations, legacies and others	4	17,000	17,000	18,811
Other trading activities	5	70,146	70,146	80,057
Investment income	6	3,798	3,798	4,625
Total income		<u>90,944</u>	<u>90,944</u>	<u>103,493</u>
Expenditure				
Expenditure on raising funds:				
Costs of raising donations and legacies	7	—	—	4,600
Expenditure on charitable activities	8,9	118,050	118,050	93,018
Total expenditure		<u>118,050</u>	<u>118,050</u>	<u>97,618</u>
Net (expenditure)/income and net movement in funds		<u>(27,106)</u>	<u>(27,106)</u>	<u>5,875</u>
Reconciliation of funds				
Total funds brought forward		137,558	137,558	131,683
Total funds carried forward		<u>110,452</u>	<u>110,452</u>	<u>137,558</u>

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities.

The notes on pages 7 to 14 form part of these financial statements.

Seahouses Hostel

Statement of Financial Position

31 March 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible fixed assets	14	14,616	17,112
Current assets			
Debtors: due within one year	15	1,400	1,400
Cash at bank and in hand		103,645	126,217
		<u>105,045</u>	<u>127,617</u>
Creditors: amounts falling due within one year			
Trade creditors		8,225	6,481
Accruals and deferred income		984	690
		<u>9,209</u>	<u>7,171</u>
Net current assets		<u>95,836</u>	<u>120,446</u>
Total assets less current liabilities		<u>110,452</u>	<u>137,558</u>
Net assets		<u>110,452</u>	<u>137,558</u>
Funds of the charity			
Unrestricted funds		110,452	137,558
Total charity funds	17	<u>110,452</u>	<u>137,558</u>

These financial statements were approved by the board of trustees and authorised for issue on 17 June 2025, and are signed on behalf of the board by:



Canon T Macpherson
Trustee

The notes on pages 7 to 14 form part of these financial statements.

Seahouses Hostel

Notes to the Financial Statements

Year ended 31 March 2025

1. General information

The charity is a public benefit entity and a registered charity in England and Wales and is a Charitable Incorporated Organisation. The address of the principal office is 157 Main Street Seahouses, Northumberland, NE68 7TU.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Charities Act 2011.

3. Accounting policies

Government grants

Government grants are recognised at the fair value of the asset received or receivable. Grants are not recognised until there is reasonable assurance that the company will comply with the conditions attaching to them and the grants will be received. Where the grant does not impose specified future performance-related conditions on the recipient, it is recognised in income when the grant proceeds are received or receivable. Where the grant does impose specified future performance-related conditions on the recipient, it is recognised in income only when the performance-related conditions have been met. Where grants received are prior to satisfying the revenue recognition criteria, they are recognised as a liability.

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Pension contributions

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

Going concern

There are no material uncertainties about the charity's ability to continue.

Disclosure exemptions

No cash flow statement has been presented for the company.

Seahouses Hostel

Notes to the Financial Statements *(continued)*

Year ended 31 March 2025

3. Accounting policies *(continued)*

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Seahouses Hostel

Notes to the Financial Statements *(continued)*

Year ended 31 March 2025

3. Accounting policies *(continued)*

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fixtures and fittings	- 20% reducing balance
Equipment	- 20% reducing balance

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

Seahouses Hostel

Notes to the Financial Statements *(continued)*

Year ended 31 March 2025

3. Accounting policies *(continued)*

Impairment of fixed assets *(continued)*

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not

result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

Seahouses Hostel

Notes to the Financial Statements *(continued)*

Year ended 31 March 2025

4. Donations, legacies and others

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £
Donations			
Donations	—	—	—
Grants			
Northumberland County Council	—	—	—
Community Foundation	2,000	—	2,000
Lord Crewe's Charity	15,000	—	15,000
Rothley Trust	—	—	—
	<u>17,000</u>	<u>—</u>	<u>17,000</u>
	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Donations			
Donations	211	—	211
Grants			
Northumberland County Council	—	500	500
Community Foundation	—	2,000	2,000
Lord Crewe's Charity	15,000	—	15,000
Rothley Trust	—	1,100	1,100
	<u>15,211</u>	<u>3,600</u>	<u>18,811</u>

5. Other trading activities

	Unrestricted Funds £	Total Funds 2025 £	Unrestricted Funds £	Total Funds 2024 £
Letting and Licensing	<u>70,146</u>	<u>70,146</u>	<u>80,057</u>	<u>80,057</u>

6. Investment income

	Unrestricted Funds £	Total Funds 2025 £	Unrestricted Funds £	Total Funds 2024 £
Bank interest receivable	<u>3,798</u>	<u>3,798</u>	<u>4,625</u>	<u>4,625</u>

7. Costs of raising donations and legacies

	Restricted Funds £	Total Funds 2025 £	Restricted Funds £	Total Funds 2024 £
Costs of raising donations and legacies				
- Grants receivable	<u>—</u>	<u>—</u>	<u>4,600</u>	<u>4,600</u>

Seahouses Hostel

Notes to the Financial Statements (continued)

Year ended 31 March 2025

8. Charitable activities

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £
Charitable activities	117,066	—	117,066
Support costs	984	—	984
	<u>118,050</u>	<u>—</u>	<u>118,050</u>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Charitable activities	90,389	1,215	91,604
Support costs	1,414	—	1,414
	<u>91,803</u>	<u>1,215</u>	<u>93,018</u>

9. Expenditure on charitable activities by activity type

	Activities undertaken directly £	Support costs £	Total funds 2025 £	Total fund 2024 £
Charitable activities	117,066	—	117,066	91,604
Governance costs	—	984	984	1,414
	<u>117,066</u>	<u>984</u>	<u>118,050</u>	<u>93,018</u>

10. Net (expenditure)/income

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

	2025 £	2024 £
Depreciation of tangible fixed assets	<u>3,654</u>	<u>4,278</u>

11. Independent examination fees

	2025 £	2024 £
Fees payable to the independent examiner for: Independent examination of the financial statements	<u>900</u>	<u>900</u>

12. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2025 £	2024 £
Wages and salaries	<u>26,797</u>	<u>22,297</u>

The average head count of employees during the year was 3 (2024: 3).

Seahouses Hostel

Notes to the Financial Statements *(continued)*

Year ended 31 March 2025

12. Staff costs *(continued)*

No employee received employee benefits of more than £60,000 during the year (2024: Nil).

13. Trustee remuneration and expenses

No remuneration or other benefits from employment with the charity or a related entity were received by the trustees.

14. Tangible fixed assets

	Fixtures and fittings £	Equipment £	Total £
Cost			
At 1 April 2024	5,984	63,151	69,135
Additions	1,158	—	1,158
At 31 March 2025	<u>7,142</u>	<u>63,151</u>	<u>70,293</u>
Depreciation			
At 1 April 2024	5,426	46,597	52,023
Charge for the year	343	3,311	3,654
At 31 March 2025	<u>5,769</u>	<u>49,908</u>	<u>55,677</u>
Carrying amount			
At 31 March 2025	<u>1,373</u>	<u>13,243</u>	<u>14,616</u>
At 31 March 2024	<u>558</u>	<u>16,554</u>	<u>17,112</u>

15. Debtors

Debtors falling due within one year are as follows:

	2025	2024
	£	£
Prepayments and accrued income	<u>1,400</u>	<u>1,400</u>

16. Other creditors including taxation and social security falling due within one year

2025	2024
£nil	£nil

Seahouses Hostel

Notes to the Financial Statements *(continued)*

Year ended 31 March 2025

17. Analysis of charitable funds

Unrestricted funds

	At 1 April 2024	Income	Expenditure	At 31 March 2025
	£	£	£	£
General funds	17,332	90,944	(118,050)	(9,774)
Designated Fund	120,226	—	—	120,226
	<u>137,558</u>	<u>90,944</u>	<u>(118,050)</u>	<u>110,452</u>

	At 1 April 2023	Income	Expenditure	At 31 March 2024
	£	£	£	£
General funds	9,242	99,893	(91,803)	17,332
Designated Fund	120,226	—	—	120,226
	<u>129,468</u>	<u>99,893</u>	<u>(91,803)</u>	<u>137,558</u>

18. Analysis of net assets between funds

	Unrestricted Funds	Total Funds
	£	£
Tangible fixed assets	14,616	14,616
Current assets	95,836	95,836
Net assets	<u>110,452</u>	<u>110,452</u>

	Unrestricted Funds	Total Funds
	£	£
Tangible fixed assets	17,112	17,112
Current assets	120,446	120,446
Net assets	<u>137,558</u>	<u>137,558</u>

19. Lease commitments

As part of the on-going work to redevelop the premises, a new lease has been negotiated with effect from 1 April 2018.

20. Related parties

There were no direct transactions with any related party during the year (2024: £nil).

The following pages do not form part of the financial statements.

Seahouses Hostel

Detailed Statement of Financial Activities

Year ended 31 March 2025

	2025 £	2024 £
Income and endowments		
Donations, legacies and others		
Donations	—	211
Northumberland County Council	—	500
Community Foundation	2,000	2,000
Lord Crewe's Charity	15,000	15,000
Rothley Trust	—	1,100
	<u>17,000</u>	<u>18,811</u>
 Other trading activities		
Letting and Licensing	<u>70,146</u>	<u>80,057</u>
 Investment income		
Bank interest receivable	<u>3,798</u>	<u>4,625</u>
 Total income	<u><u>90,944</u></u>	<u><u>103,493</u></u>
 Expenditure		
Costs of raising donations and legacies		
Repairs and maintenance	<u>—</u>	<u>4,600</u>
 Expenditure on charitable activities		
Wardens Employment Costs	26,797	22,297
Rent	6,000	6,000
Rates and Water	1,568	1,353
Heat, Light and Power	6,408	6,461
Building Maintenance	9,297	13,109
Insurances	4,554	4,265
Garden	1,720	1,361
Hall Expenses and Resources	—	217
Postages, Phone, Stationery and Advertising	2,096	1,636
Accountancy Fees	984	912
Sundries and Administration	1,003	1,620
House Keeping and Cleaning Costs	6,268	4,629
Depreciation	3,654	4,278
Bookkeeping an Reporting	2,197	1,176
Health and Safety	—	94
Renewals and Renovations	<u>45,504</u>	<u>23,610</u>
	<u>118,050</u>	<u>93,018</u>
 Total expenditure	<u><u>118,050</u></u>	<u><u>97,618</u></u>

Seahouses Hostel

Detailed Statement of Financial Activities *(continued)*

Year ended 31 March 2025

	2025	2024
	£	£
Net (expenditure)/income	<u>(27,106)</u>	<u>5,875</u>

Seahouses Hostel

Notes to the Detailed Statement of Financial Activities

Year ended 31 March 2025

	2025 £	2024 £
Costs of raising donations and legacies		
Costs of raising donations and legacies - Grants receivable		
Grants receivable - repairs & maintenance	—	4,600
	<u>—</u>	<u>4,600</u>
Costs of raising donations and legacies	<u>—</u>	<u>4,600</u>
Expenditure on charitable activities		
Charitable activities		
<i>Activities undertaken directly</i>		
Warden's Employment Costs	26,797	22,297
Rent	6,000	6,000
Rates and Water	1,568	1,353
Heat Light and Power	6,408	6,461
Building Maintenance	9,297	13,109
Insurances	4,554	4,265
Garden	1,720	1,361
Hall Expenses and Resources	—	217
Postage, Phone, Stationery and Advertising	2,096	1,636
Sundries and Administration	1,003	1,118
House Keeping and Cleaning Costs	6,268	4,629
Depreciation	3,654	4,278
Bookkeeping and Reporting	2,197	1,176
Health and Safety	—	94
Renewals and Renovations	45,504	23,610
	<u>117,066</u>	<u>91,604</u>
Governance costs		
Governance costs - accountancy fees	984	912
Governance costs - honorarium	—	502
	<u>984</u>	<u>1,414</u>
Expenditure on charitable activities	<u>118,050</u>	<u>93,018</u>