

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



Sally Hamilton
Company Secretary



Lee Vasey
Chair



Chris Hunter
Treasurer



Dr Susan
Waterworth
Director



Milly Stoney
Director



Lesley Excel
Director



David Allaway
Director

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.

From our Chairperson



Across a turbulent year, the 700 Club has resolutely continued to deliver a wide range 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.

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.

Phenomenal
support from
start to finish!

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.

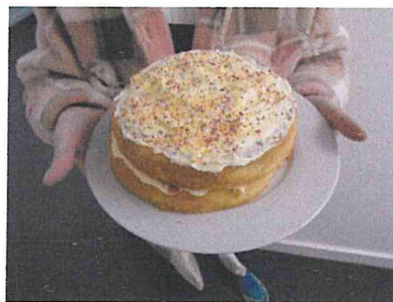
David was supported to refer into and access Tier 3 addiction services. He embraced the rehabilitation support, and through his hard work is no longer dependent upon substances. When he returned, David was offered temporary accommodation within a Next Steps flat.

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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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.

REPORT OF THE TRUSTEES
for the Year Ended 31 March 2022

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.

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 - 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.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
700 CLUB

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					
Hope House	4	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					
Hope House	6	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		<u>283,947</u>	<u>1,532,117</u>	<u>1,816,064</u>	<u>1,977,558</u>

The notes form part of these financial statements

700 CLUB (REGISTERED NUMBER: 03191544)

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
		<u>276,367</u>	<u>109,532</u>	<u>385,899</u>	<u>371,710</u>
CREDITORS					
Amounts falling due within one year	14	(129,620)	(23,012)	(152,632)	(56,096)
		<u>146,747</u>	<u>86,520</u>	<u>233,267</u>	<u>315,614</u>
NET CURRENT ASSETS					
		824,100	1,532,119	2,356,219	2,532,847
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>283,945</u>	<u>1,532,119</u>	<u>1,816,064</u>	<u>1,977,558</u>
CREDITORS					
Amounts falling due after more than one year	15	(540,155)	-	(540,155)	(555,289)
		<u>283,945</u>	<u>1,532,119</u>	<u>1,816,064</u>	<u>1,977,558</u>
NET ASSETS					
		<u>283,945</u>	<u>1,532,119</u>	<u>1,816,064</u>	<u>1,977,558</u>
FUNDS	19				
Unrestricted funds				283,945	229,474
Restricted funds				1,532,119	1,748,084
TOTAL FUNDS				<u>1,816,064</u>	<u>1,977,558</u>

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

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		<u>106,581</u>	<u>602,138</u>
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		<u>(56,616)</u>	<u>(888,194)</u>
Cash flows from financing activities			
Loan repayments in year		(16,917)	(12,507)
Net cash used in financing activities		<u>(16,917)</u>	<u>(12,507)</u>
Change in cash and cash equivalents in the reporting period			
		<u>33,048</u>	<u>(298,563)</u>
Cash and cash equivalents at the beginning of the reporting period			
		<u>307,413</u>	<u>605,976</u>
Cash and cash equivalents at the end of the reporting period			
		<u><u>340,461</u></u>	<u><u>307,413</u></u>

The notes form part of these financial statements

700 CLUB

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	<u>124,537</u>	<u>619,855</u>

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
	<u>307,413</u>	<u>33,048</u>	<u>340,461</u>
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)
	<u>(572,493)</u>	<u>16,916</u>	<u>(555,577)</u>
Total	<u>(265,080)</u>	<u>49,964</u>	<u>(215,116)</u>

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NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31 March 2022

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the 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 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 has 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.

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2022

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
	<u>25,564</u>	<u>29,184</u>

3. INVESTMENT INCOME

	2022	2021
	£	£
Deposit account interest	87	90
	<u>87</u>	<u>90</u>

700 CLUB

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2022

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	-	-	
	<u>373,987</u>	<u>273,829</u>	<u>181,845</u>	<u>171,324</u>	
	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	-	-	-	-	
	<u>14,750</u>	<u>6,000</u>	<u>21,195</u>	<u>287,221</u>	
			2022	2021	
	Housing First £	Out of Town Support £	First Steps Housing Project £	Total activities £	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	-
	<u>2,500</u>	<u>28,000</u>	<u>40,795</u>	<u>1,401,446</u>	<u>1,827,914</u>

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	<u>144,502</u>
Total grants received in the period	<u>612,131</u>

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).

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NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2022

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
	<u>1,306,373</u>	<u>282,719</u>	<u>1,589,092</u>

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
	<u>144,561</u>	<u>37,078</u>	<u>26,072</u>

700 CLUB

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2022

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
	<u>62,273</u>	<u>12,735</u>	<u>282,719</u>

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)	-
	<u>165,423</u>	<u>181,765</u>

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
	<u>885,830</u>	<u>700,932</u>

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NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2022

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	-
	<u>37</u>	<u>39</u>

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	<u>847,149</u>	<u>1,010,039</u>	<u>1,857,188</u>
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

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NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2022

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	<u>859,851</u>	<u>517,038</u>	<u>1,376,889</u>
NET INCOME/(EXPENDITURE)	<u>(12,702)</u>	<u>493,001</u>	<u>480,299</u>

RECONCILIATION OF FUNDS

Total funds brought forward	242,178	1,255,081	1,497,259
TOTAL FUNDS CARRIED FORWARD	<u><u>229,476</u></u>	<u><u>1,748,082</u></u>	<u><u>1,977,558</u></u>

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	<u>661,164</u>	<u>1,825,612</u>	<u>114,479</u>	<u>16,169</u>	<u>2,617,424</u>
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	<u>150,143</u>	<u>268,980</u>	<u>67,245</u>	<u>8,104</u>	<u>494,472</u>
NET BOOK VALUE					
At 31 March 2022	<u><u>511,021</u></u>	<u><u>1,556,632</u></u>	<u><u>47,234</u></u>	<u><u>8,065</u></u>	<u><u>2,122,952</u></u>
At 31 March 2021	<u><u>544,080</u></u>	<u><u>1,593,546</u></u>	<u><u>67,776</u></u>	<u><u>11,831</u></u>	<u><u>2,217,233</u></u>

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)

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NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2022

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Other debtors	32,591	50,490
Prepayments	12,847	13,807
	<u>45,438</u>	<u>64,297</u>

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
	<u>152,632</u>	<u>56,096</u>

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)	<u>540,155</u>	<u>555,289</u>

16. LOANS

An analysis of the maturity of loans is given below:

	2022	2021
	£	£
Amounts falling due within one year on demand:		
Bank loans	<u>15,422</u>	<u>17,204</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>67,754</u>	<u>63,967</u>
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%.

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NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2022

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
	<u>69,375</u>	<u>87,875</u>

18. SECURED DEBTS

The following secured debts are included within creditors:

	2022	2021
	£	£
Bank loans	<u>555,577</u>	<u>572,493</u>

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").

700 CLUB**NOTES TO THE FINANCIAL STATEMENTS - continued**
for the Year Ended 31 March 2022**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)	-
	<u>229,474</u>	<u>54,471</u>	<u>-</u>	<u>283,945</u>
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
	<u>1,748,084</u>	<u>(215,965)</u>	<u>-</u>	<u>1,532,119</u>
TOTAL FUNDS	<u>1,977,558</u>	<u>(161,494)</u>	<u>-</u>	<u>1,816,064</u>

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NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2022

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
	<hr/>	<hr/>	<hr/>
	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)
	<hr/>	<hr/>	<hr/>
	226,074	(442,039)	(215,965)
TOTAL FUNDS	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
	1,428,515	(1,590,009)	(161,494)

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NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2022

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)	-
	<hr/>	<hr/>	<hr/>
	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
	<hr/>	<hr/>	<hr/>
	1,255,081	493,003	1,748,084
TOTAL FUNDS	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
	1,497,259	480,299	1,977,558

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NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2022

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)
	<hr/>	<hr/>	<hr/>
	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
	<hr/>	<hr/>	<hr/>
	1,010,039	(517,036)	493,003
TOTAL FUNDS	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
	1,857,188	(1,376,889)	480,299

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NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2022

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 Lodge	33,073	(9,332)	85,155	108,896
	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)	-
	<hr/>	<hr/>	<hr/>	<hr/>
	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
	<hr/>	<hr/>	<hr/>	<hr/>
	1,255,081	277,038	-	1,532,119
TOTAL FUNDS	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
	1,497,259	318,805	-	1,816,064

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NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2022

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 Lodge	-	(9,332)	(9,332)
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
	<hr/>	<hr/>	<hr/>
	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
	<hr/>	<hr/>	<hr/>
	1,236,113	(959,075)	277,038
	<hr/>	<hr/>	<hr/>
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 Homelessness Transition Fund, Ballinger Charitable Trust, Garfield Weston Foundation, Henry Smith Charity and Help the Homeless.

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NOTES TO THE FINANCIAL STATEMENTS - continued for the Year Ended 31 March 2022

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.

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NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2022

24. STATEMENT OF COMPREHENSIVE INCOME

as required by the Housing SORP.

	Unrestricted	Restricted	Total	Total
	£	£	2022	2021
	£	£	£	£
Turnover	1,200,936	226,074	1,427,010	1,857,098
Operating expenditure	<u>1,128,594</u>	<u>442,041</u>	<u>1,570,635</u>	<u>1,359,172</u>
Operating surplus / (deficit)	72,342	(215,967)	(143,625)	497,926
Interest receivable	87	-	87	90
Interest payable and similar charges	<u>17,956</u>	<u>-</u>	<u>17,956</u>	<u>17,717</u>
Surplus / (deficit) before tax	54,473	(215,967)	(161,494)	480,299
Taxation	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Surplus / (deficit) for the year	54,473	(215,967)	(161,494)	480,299
Other comprehensive income	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total comprehensive income / (loss) for the year	<u>54,473</u>	<u>(215,967)</u>	<u>(161,494)</u>	<u>480,299</u>

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	<u>-</u>	<u>-</u>	<u>-</u>
Balance as at 31 March 2021	229,474	1,748,084	1,977,558
Surplus / (deficit)	54,473	(215,967)	(161,474)
Transfers	<u>-</u>	<u>-</u>	<u>-</u>
Balance as at 31 March 2022	<u>283,947</u>	<u>1,532,117</u>	<u>1,816,064</u>